Twomey Latham
SHEA, KELLEY, DUBIN & QUARTARARO, LLP

FILE COPY

Karen A. Hoeg
Partner

631.727.2180 x269
khoeg@suffolklaw.com

33 West Second St.
P.O. Box 9398
Riverhead, NY 11901

August 8, 2025

BY HAND DELIVERY

Town Board
Town of Shelter Island
38 North Ferry Road
Shelter Island, NY 11964
Attn: Amber Wilson, Town Clerk

Re: Site Plan Application – Sylvester Manor Educational Farm, Inc.
80 North Ferry Road, Shelter Island, NY; SCTM # 700-08-01-5.10

Dear Amber;

Our law firm represents Sylvester Manor Educational Farm, Inc. ("Sylvester Manor") in their application for Site Plan. An application for a special permit is pending before the Town Zoning Board of Appeals and our next hearing date is August 27, 2025. For our submission, we are enclosing an original and nine (9) copies of all documents required including the following:

1. Application dated August 7, 2025;
2. Short Form EAF (See Exhibit A);
3. Copy of the Conservation Easement with Peconic Land Trust (+/- 22 acres) dated December 22, 2009, and recorded on December 23, 2009 in the Suffolk County Clerk's office, Liber 12610, page 623. (See Exhibit B);
4. Copy of the Conservation Easement (16 acres) with the Town of Shelter Island dated March 23, 2020, and recorded on August 3, 2021, in the Suffolk County Clerk's office, Liber 13114, page 502. (See Exhibit C);
5. Copy of the NYS Parks, Recreation and Historical Preservation Covenant ("NYS Preservation Easement") dated September 23, 2024, in connection with the Sylvester Manor House Rehabilitation. (See Exhibit D);
6. Architectural Plans prepared by Architectural Preservation Studio last dated 11/24/2024; and
7. Site Plan prepared by TriState dated July 31, 2025.

Should you require anything further, please contact the undersigned.

Very truly yours,

Karen A. Hoeg

cc: Stephen Searl, Executive Director

TOWN OF SHELTER ISLAND
38 North Ferry Road
P.O. Box 1549
Shelter Island, New York 11964

AMBER WILSON
TOWN CLERK
REGISTRAR OF VITAL STATISTICS
FREEDOM OF INFORMATION OFFICER
RECORDS ACCESS OFFICER NOTARY PUBLIC

OFFICE (631) 749-1166
FAX NUMER (631) 749-3436
townclerk@shelterislandtown.gov
www.shelterislandtown.gov

PLEASE COMPLETE THE APPLICATION BY TYPING OR CLEARLY PRINTING INFORMATION AS INDICATED.
PROVIDE **(10) COPIES OF ALL DOCUMENTS** UNLESS OTHERWISE INDICATED.

DATE OF APPLICATION: August 7, 2025

☐ NEW USE ☑ ESTABLISHED USE

PROPERTY OWNER: Sylvester Manor Educational Farm, Inc.

OWNER'S MAILING ADDRESS: 80 North Ferry Road, Shelter Island, NY 11964

APPLICANT (IF NOT THE OWNER): Karen A. Hoeg, Esq., Twomey, Latham, Shea, Kelley, Dubin & Quartararo, LLP

APPLICANT'S MAILING ADDRESS: PO Box 9398, Riverhead, NY 11901

SUBJECT PROPERTY ADDRESS: 80 North Ferry Road, Shelter Island, NY 11964

SUFFOLK COUNTY TAX MAP #: 700 - 8 - 1 - 5.10

DESCRIBE PROPOSED CONSTRUCTION/RENOVATION:
See Project Description on attached Addendum

SUBMITTED BY: OWNER ☐ AGENT ☑ ARCHITECT ☐ CONTRACTOR ☐

OWNER'S NAME: Sylvester Manor Educational Farm, Inc. TELEPHONE #: (631) 749-0626
E-MAIL: ssearl@sylvestermanor.org FAX #:

APPLICANT'S NAME: Karen A. Hoeg, Esq. TELEPHONE #: (631) 727-2180 Ext. 269
E-MAIL: khoeg@suffolklaw.com FAX #:

DOES THE PROPERTY REQUIRE ANY OTHER JURISDICTIONAL REVIEW? Yes ☑ No ☐
IF YES, LIST BELOW AND DATES RECEIVED:

NYSDEC	April 29, 2024
SCHD	Pending
Town ZBA	Pending

SITE AREA: Tax Lot 5.10 = +/- 138.7 acres

ZONING DISTRICT: AA and B; near shore.

CURRENT EXISTING LAND USE/CONDITIONS OF SITE (VACANT OR IMPROVED, TYPE OF BUILDINGS, ETC.)

Vacant and improved

CHARACTER OS SURROUNDING LANDS (WOODS, WETLANDS, DEVELOPED RESIDENTIAL, ETC.)

Agricultural, developed residential, woods, wetlands.

LIST ANY PROPERTY ENCUMBERANCES (RIGHTS OF WAY, EASEMENTS, COVENANTS & RESTRICTIONS)

See attached Addendum.

**** CHECKLIST - PLEASE READ CAREFULLY ****

A **PRE-SUBMISSION CONFERENCE IS REQUIRED** ON ALL SITE PLANS. SUBMIT **(10)COPIES OF THE PROPOSED SITE PLAN** FOR REVIEW AT THE THE CONFERENCE.

1. **A COMPLETE SITE PLAN APPLICATION FORM.**
2. **A SITE PLAN REVIEW FEE.**
3. **SEQRA EAF FORM - PART 1.**
4. **A SITE PLAN - REFER TO SECTION 109 APPENDIX SPECIFIC REQUIREMENTS (attached).**

OWNER'S SIGNATURE: Sylvester Manor Educational Farm, Inc. By: Stephen Scaff, Executive Director DATE: 3/10/25

APPLICANT'S SIGNATURE: Karen A. Hoeg, Esq. Twomey, Latham, Shea, Kelley, et al. DATE: 8/7/2025

SITE PLAN ADDENDUM

Project Description

The Applicant proposes the interior and exterior renovations of the existing 1737 Manor House. The proposed rehabilitation includes removal of 1960 cabana addition at north elevation, upgrades to mechanical, electrical, plumbing and fire detection/suppression systems, new IA sanitary, construct ADA access points, install walkways and landscaping.

Also proposed is relocation of a generator, diesel fuel tank, heat pump condenser unit and transformer.

Chapter 109 §109-3. Standard of Review.

Determining Factors. In considering and acting upon site plans, the following shall be taken into consideration for the general public health, safety and welfare, the comfort and convenience of the public in general and the residents of the immediate neighborhood in particular, and the Town may prescribe appropriate conditions and safeguards as may be required in order that the result of its action may, to the maximum extent possible, further the expressed intent of this chapter and the accomplishment of the following objectives in particular:

1. Traffic. All proposed traffic accessways are adequate in number, width, grade, alignment and visibility, are located in proper relationship with intersections, pedestrian crossings and places of public assembly, permit emergency vehicle access and are in conformance with and do not disturb overall traffic pattern safety considerations.

   There is no change to public access.

2. Interior Circulation and Parking. Adequate off-street parking, handicap parking, and loading spaces are provided to satisfy the parking needs of the proposed uses on site and the provisions of §§ 133-8B(8) and 133-9F(1) of the Town Code, and the interior circulation system is adequate to provide convenient access to such spaces consistent with pedestrian safety.

   The Applicant proposes ADA parking spaces as set forth on the architectural plans prepared by Architectural Preservation Studio, DPC last dated November 21, 2024.

   Sylvester Manor's overall size of 236 acres and approximately 138 acres of Lot 5.10 provide adequate parking.

3. Landscaping and Screening. All required service, storage and similar areas are appropriately screened from view and to provide a noise buffer. Any proposed exterior renovation will be sufficiently screened.

4. Existing Development, Comprehensive Plan and Prior Stipulations. The development proposed is at a scale and density consistent with existing development, with the Comprehensive Plan of the Town of Shelter Island and with all prior zoning variances, wetlands permits, special permits and stipulations.

5. Natural Features and Environmental Concerns. There is no impact on features and the general environment.

6. Cultural Features. The historic building known as the Manor House is being upgraded as it is in need of repair and system upgrades.

   On March 7, 2025, Sylvester Manor received a letter from the NYS Parks Recreation and Historic Preservation (SHPO) stating that the proposed work at the Manor House will have no adverse effect on historic properties.

7. Pavement. Installation of new walkways is proposed as well as ADA access points.

8. Lighting. No new exterior lighting is not being proposed.

9. Drainage. Drainage is proposed relating to roadwork and possibly construction parking area.

10. Public Utilities. A Suffolk County Department of Health application for installation of a nitrogen reducing septic system is pending. The Manor House rehabilitation poses no adverse environmental impacts, and the plans comport with Shelter Island's innovative, advanced on-site wastewater treatment system goals.

11. Public Address or Sound System. Not applicable.

12. Handicapped Access (ADA Compliance). The plan and building design shall accommodate the needs of the handicapped and be in conformance with the state standards for construction concerning those with accessibility needs.

13. Energy Conservation. The site plan and building design shall maximize the conservation of energy and ensure compliance with the New York Energy Code.

14. Size. Public safety and traffic congestion will be maintained. The plot area is sufficient in size.

EXHIBIT A

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
SYLVESTER MANOR EDUCATIONAL FARM, INC.

Project Location (describe, and attach a location map):
80 NORTH FERRY ROAD, SHELTER ISLAND, NY 11964

Brief Description of Proposed Action:
Exterior rehabilitation and interior reuse of the Manor House including asbestos abatement, removal of 1960's addition, upgrades to mechanical, electrical, plumbing and fire detection and suppression systems; replacement of existing sanitary with IA system and additional interior and exterior renovations

Name of Applicant or Sponsor:	Telephone: 631-749-0626
SYLVESTER MANOR EDUCATIONAL FARM, INC. dba SY	E-Mail: ssearl@sylvestermanor.org

Address:
P.O. BOX 2029; 80 NORTH FERRY ROAD

City/PO:	State:	Zip Code:
SHELTER ISLAND	NY	11964

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDEC, TOWN BOARD- SITE PLAN; SCDHS, TOWN ZBA -SPECIAL PERMIT	☐	☑

3. a. Total acreage of the site of the proposed action? 236 acres
   b. Total acreage to be physically disturbed? .5 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 236 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☑ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations? Pending Speical Permit from ZBA	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: PRIVATE WATER SUPPLY	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☑ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes, a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

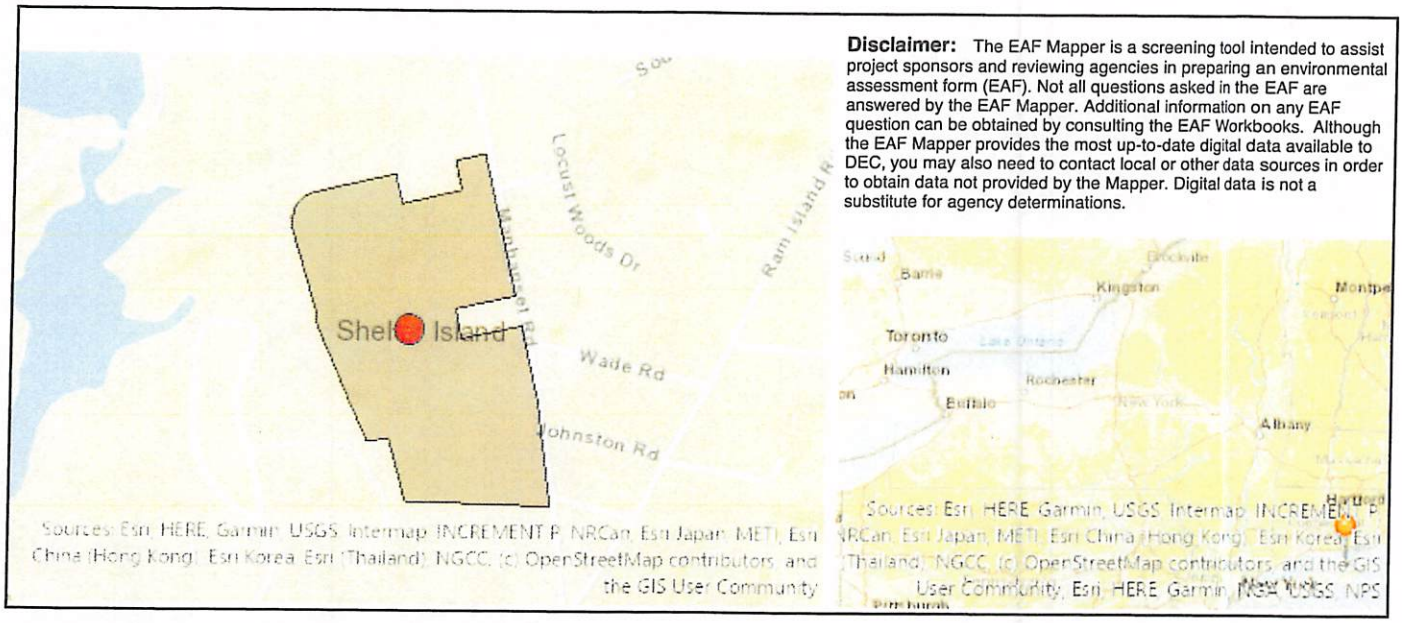
Applicant/sponsor/name: Karen A. Hoeg, Esq. Date: August 7, 2025

Signature: _____ Title: Attorney

PRINT FORM

EAF Mapper Summary Report

Friday, November 15, 2024 1:45 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

EXHIBIT B

CC # : C09-50820

COUNTY CLERK'S OFFICE

STATE OF NEW YORK
COUNTY OF SUFFOLK

I, JUDITH A. PASCALE, Clerk of the County of Suffolk and the Court of Record thereof do hereby certify that I have compared the annexed with the original EASEMENT

recorded in my office on 12/23/2009 under Liber D00012610 and Page 623 and, that the same is a true copy thereof, and of the whole of such original.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County and Court this 12/23/2009 .

SUFFOLK COUNTY CLERK

Judith A. Pascale

JUDITH A. PASCALE

SEAL

SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: EASEMENT
Number of Pages: 30
Receipt Number : 09-0147976
TRANSFER TAX NUMBER: 09-12088

Recorded: 12/23/2009
At: 12:54:09 PM

LIBER: D00012610
PAGE: 623

District:	Section:	Block:	Lot:
0700	008.00	01.00	005.002

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: $0.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	$150.00	NO	Handling	$20.00	NO
COE	$5.00	NO	NYS SRCHG	$15.00	NO
TP-584	$5.00	NO	Notation	$0.00	NO
Cert.Copies	$19.50	NO	RPT	$30.00	NO
Transfer tax	$0.00	NO	Comm.Pres	$0.00	NO
			Fees Paid	$244.50	

TRANSFER TAX NUMBER: 09-12088

THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

JUDITH A. PASCALE
County Clerk, Suffolk County

CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT

Donor Name: Eben Fiske Ostby
Address: 8433 Bel View Court
El Cerrito, CA 94530

Physical Address of Property:
80 North Ferry Road (part of)
Shelter Island, NY 11964

Suffolk County Tax Map:
0700-08-01-5.2 (part of)

22.02 Acres Zoning District 'AA'

Buildings and Structures on Property:
As of the date of this grant, there are no structures on the Protected Property except for the remains of barbed-wire fences, a tent platform, a tree stand, and utility poles and lines.

Condition of Land:
The conservation easement covers 22.02 acres of a 243-acre property and is comprised largely of wetland and woodland, along with some cleared paths and open fields. The easement area includes ±1885 feet of shoreline frontage on the publicly accessible and navigable Gardiner Creek, and ±292 feet of frontage along Winthrop Road on Shelter Island. The easement protects scenic vistas from Gardiner Creek, and from Second Bridge on Winthrop Road across Gardiner Creek.

In compliance with Section 1.170A-14(g)(5) of the federal tax regulations this natural resources inventory is an accurate representation of the property at the time of the conservation donation which was executed on the 22nd day of December, 2009.

Eben Fiske Ostby

23 Dec 2009
Date

Peconic Land Trust, Incorporated
By: John v.H. Halsey, President

12/28/2009
Date

Subscribed to and sworn before me this 23 day of Dec, 2009

Susan Williams
Notary Public

SUSAN WILLIAMS
Commission # 1809664
Notary Public - California
Contra Costa County
My Comm. Expires Aug 16, 2012

Attachments: (Please initial)

USGS Maps n/a
Survey n/a
Tax Map n/a
Aerial n/a
On-site photographs n/a
Environmental Assessment Report n/a

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT (hereinafter referred to as this "Easement" or "Conservation Easement"), is made this 22nd day of December, 2009 at Southampton, New York. The parties are EBEN FISKE OSTBY, residing at 8433 Bel View Court, El Cerrito, CA 94530 (herein called "Grantor"), and the PECONIC LAND TRUST, INCORPORATED, a not-for-profit New York Corporation, having a principal office at 296 Hampton Road, P.O. Box 1776, Southampton, New York 11969 (herein called "Grantee").

INTRODUCTION

WHEREAS, Grantor is the sole owner in fee simple of 243+/-acres of certain real property located in the Town of Shelter Island, Suffolk County, New York, hereof (hereinafter referred to as the "Entire Property"); and

WHEREAS, the Entire Property is free of any mortgages or liens and Grantor possesses the right to grant this Easement; and

WHEREAS, Grantor wishes to grant a Conservation Easement on a +/-22.02 portion of the Entire Property, more fully described in SCHEDULE A and shown on the Conservation Easement Map marked EXHIBIT A, both attached hereto and made a part hereof (hereinafter referred to as "the Protected Property") so that the Protected Property shall remain in its open, undeveloped, and scenic condition; and

WHEREAS, Grantor's family has owned the Protected Property for fourteen generations and has long balanced the protection of the Protected Property's important natural resource and habitat values with the ability to achieve tremendous agricultural productivity. In recognition of these diverse values, the Protected Property is comprised of two distinct zones, each of which supports a range of diverse and disparate uses, activities, and functions, namely (1) the Habitat and Scenic Protection Zone, which contains relatively natural habitat, ecological values and scenic characteristics and is comprised of shoreline, wetlands and 100 feet of upland buffer from the edge of the wetlands, as currently shown on EXHIBIT A, or as may be shown on a future survey should the wetlands boundary migrate; and (2) the Agriculture Zone, which is comprised

of the balance of the Protected Property, as currently shown on EXHIBIT A, or as may be shown on a future survey should the wetlands boundary migrate.

WHEREAS, the Protected Property (i) is located in the AA Zoning District of the Town of Shelter Island as outlined in Section 133-7 of the Town Code which allows, as a permitted use, one (1) single family residential dwelling on a minimum of 80,000 square feet for each residential lot, (ii) may therefore in the absence of this Easement be subdivided and developed into a number of residential lots that would destroy the Protected Property's conservation values described below, and (iii) is further identified as Part Of SCTM # 700-08-01-5.2; and

WHEREAS, Grantee is a publicly supported tax-exempt charitable organization under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations promulgated thereunder, and incorporated under the Not-For-Profit Corporation Law of New York State for the purpose of conserving and preserving the unique environmental, agricultural, scenic and open-space values of lands located in New York State, and is therefore a "qualified organization" within the meaning of Section 170(h)(3) of the Code; and

WHEREAS, the Protected Property possesses significant relatively natural habitat, scenic, agricultural, and open-space values (the Protected Property's "Conservation Values") of great importance to Grantor, Grantee, and the people of the Town of Shelter Island, Suffolk County and New York State; and

WHEREAS, the Conservation Values protected by the terms of this Easement include the following:

A. Protection of significant relatively natural habitat. Protection of the Protected Property through this Easement will preserve significant relatively natural habitat, and is therefore consistent with the requirements of Section 170(h)(4)(A)(ii) of the Code for the following reasons:

(1) the Protected Property has 1.885+/- feet of shoreline along Gardiner Creek, which has ecological importance as a wildlife and fisheries habitat, including three different estuarine plant communities, as documented in an Environmental Assessment dated November 2009 and prepared by Eric Lamont, Ph.D., Botanist, which assessment is included in the Baseline Documentation. The Environmental Assessment further documents 40 different avian species on the Protected Property;

B. Preservation of open space for the scenic enjoyment of the general public, which yields significant public benefit. Protection of the Protected Property's open space through this Easement will be for the scenic enjoyment of the general public and will yield significant public benefit, and is therefore consistent with the requirements of Section 170(h)(4)(A)(iii)(I) of the Code for the following reasons:

(1) the Protected Property has a total of 1,885+/- feet of frontage on the publicly accessible and navigable Gardiner Creek, which offers the public significant, scenic vistas of shoreline, wetlands, uplands, and natural undisturbed open space of and across the Protected Property, and significant portions of said shoreline frontage are visible across Gardiner Creek from Winthrop Road, a public roadway;

(2) the Protected Property has a total of 292+/- feet of frontage along Winthrop Road, a public roadway, which offers the public significant, scenic vistas of wetlands, uplands, and natural undisturbed open space of and across the Protected Property;

(3) the Protected Property is unique to the area in its current scenic and open space condition and has substantial and significant value as an aesthetic resource by reason of the fact that it has not been subject to any extensive development while surrounded by increasing development in a sprawl pattern with limited conservation, such that the Protected Property's scenic open-space values are increasingly unique to the area; and

C. Preservation of open space pursuant to clearly delineated governmental conservation policy, which yields significant public benefit. Protection of the Protected Property through this Easement will be for the preservation of open space pursuant to clearly delineated governmental conservation policy which yields significant public benefit, and is therefore consistent with the requirements of Section 170(h)(4)(A)(iii)(II) of the Code for the following reasons:

Municipal Policies:

1) the Protected Property is located in the Near Shore and Peninsular Overlay District as described in the Town of Shelter Island Town Code Section 133-12, which district includes those areas the Town has identified and selected as areas of unique importance in the protection of the water and other natural resources of the Town, and

2) the Town of Shelter Island has given the Entire Property of which the Protected Property is a part top ranking as an "Important Open Space Parcel" in the Community Preservation Project Plan of 1998, indicating that the Protected Property's attributes are important to the preservation and maintenance of the Town's aquifer, wetlands, scenic values, sense of community and historic places; and

State Legislation:

3) New York State has recognized the importance of private efforts to preserve land in a scenic, natural and open condition through conservation easements by enactment of the Environmental Conservation Law, Section 49-0301, et seq.; and

4) Article 14, Section 4 of the New York State Constitution states that "the policy of this state shall be to conserve and protect its natural resources and scenic beauty and encourage the development and improvement of its agricultural lands for the production of food and other agricultural products"; and

5) the Protected Property has been identified as a Region 1 priority project for conservation and potential acquisition by the State of New York in the New York State Open Space Conservation Plan of 2006, prepared by the New York State Department of Environmental Conservation and the New York State Office of Parks, Recreation, and Historic Preservation, approved November 1, 2006; and

6) the Protected Property is part of the New York State Agricultural Individual Commitment Program, and Grantor wishes to continue using the Agriculture Zone in an agricultural capacity; and

7) the Protected Property contains designated tidal wetlands that are protected and preserved pursuant to the New York State Environmental Conservation Law, Article 25 and 6 NYCRR Part 661; and

8) Article 57 of the New York State Environmental Conservation Law, Section 57-0101, et seq., entitled "Long Island Pine Barrens Maritime Reserve Act," declared it to be in the public interest to protect and manage the Pine Barrens/Peconic Bay maritime system, including the Protected Property; and

United States EPA Peconic Estuary Program:

9) the Protected Property is part of the Peconic Estuary System, which was included in the National Estuary Program by determination of the United States Environmental Protection Agency on September 9, 1992, as a "nationally significant estuary"; and

WHEREAS, Grantor has determined that the conveyance of this Easement will be desirable and beneficial and has requested Grantee, for itself and its successors and assigns, to accept this grant of a Conservation Easement in order to restrict the further inappropriate

development of the Protected Property while permitting uses compatible with the protection of the Protected Property's Conservation Values.

NOW THEREFORE, in consideration of the recited facts, mutual promises, undertakings, and forbearances contained in this Easement and other valuable consideration, but as a donation nonetheless, Grantor hereby voluntarily conveys in perpetuity to Grantee, and Grantee hereby accepts, this Conservation Easement, the parties intending to be bound by its terms.

0.01 Purposes

The Protected-Property-wide purpose of this Easement is to: (i) maintain the Protected Property's capacity for supporting the Protected Property's traditional agricultural activities; (ii) conserve the Protected Property's primary ecological functions; and (iii) maintain the Protected Property's relatively natural habitat, scenic, and open-space characteristics (the "Protected-Property-Wide Purpose"). The specific conservation purposes for the Habitat and Scenic Protection Zone and Agriculture Zone are as follows:

(A) Habitat and Scenic Protection Zone

The primary purposes of this Easement for the Habitat and Scenic Protection Zone are to preserve and protect (i) the relatively natural habitat and ecological values of the Habitat and Scenic Protection Zone; and (ii) the scenic characteristics of the Habitat and Scenic Protection Zone (collectively, the "Habitat and Scenic Protection Zone Primary Conservation Purpose"). No activity within the Habitat and Scenic Protection Zone that is inconsistent with this Habitat and Scenic Protection Zone Primary Conservation Purpose shall be permitted. To the extent that the preservation of the additional Conservation Values of the Protected Property referenced above is consistent with the Habitat and Scenic Zone Protection Primary Purpose, it is also the purpose of the Easement to protect those additional Conservation Values, and, to such extent, no activity that significantly impairs those Conservation Values shall be permitted in the Habitat and Scenic Protection Zone.

(B) Agriculture Zone

The primary purpose of this Easement for the Agriculture Zone is to enable and cause the Agriculture Zone to remain available for the production of agricultural crops, livestock and livestock products (as defined in Section 2.05 below) (a) by preserving and protecting the agricultural values, character, use and utility of the Agriculture Zone; and (b) by preventing any use or condition of the Agriculture Zone that would significantly impair or interfere with its agricultural values, character, use or utility (the "Agriculture Zone Primary Conservation Purpose"). No activity within the Agriculture Zone that is inconsistent with this Agriculture Zone Primary Conservation Purpose shall be permitted. To the extent that the preservation of the additional Conservation Values of the Protected Property referenced above is consistent with the

Agriculture Zone Primary Conservation Purpose, it is also the purpose of the Easement to protect those additional Conservation Values, and, to such extent, no activity that significantly impairs those Conservation Values shall be permitted in the Agriculture Zone.

The Protected-Property-Wide Purpose and the specific purposes described above for the Habitat and Scenic Protection Zone and the Agriculture Zone collectively comprise the "Conservation Purpose" of this Easement. The Parties agree that Grantor's retention of certain rights specified in this Easement, including expressly permitted agricultural, recreational, and commercial uses, is consistent with the Conservation Purpose.

0.02 Grantee's Warranty

Grantee warrants and represents that it possesses the resources and commitment to enforce the terms of this Easement on the Protected Property, and that the Protected Property satisfies the criteria adopted by Grantee relating to the quality and characteristics of open land whose conservation values should be protected and maintained, as determined by the Board of Directors at a duly constituted meeting of that Board on November 16, 2009.

0.03 Documentation

Grantee acknowledges by acceptance of this Easement that those uses of the Protected Property conducted on the date of this grant are compatible with the Purposes of this Easement. Grantor has made available to Grantee sufficient documentation to establish the condition of the Protected Property at the time of the gift of this Easement. In order to aid in identifying and documenting the condition of the Protected Property's natural, wildlife, watershed, scenic, agricultural, and aesthetic resources and otherwise to aid in identifying and documenting the Protected Property's Conservation Values as of the date hereof, to assist Grantor and Grantee with monitoring the uses and activities on the Protected Property and ensuring compliance with the terms hereof, Grantee has prepared, with Grantor's cooperation, an inventory of the Protected Property's relevant features and conditions (the "Baseline Documentation") as of the date hereof. This Baseline Documentation includes, but need not be limited to, a Conservation Easement Map marked EXHIBIT A attached hereto, an aerial photograph, photographs of the Protected Property, a topographical map, a description and site plan of land uses, features, and structures and an acknowledgment page signed by Grantor and Grantee which verifies that the Baseline Documentation accurately represents the condition of the Protected Property as of the date of this Easement. The Baseline Documentation shall be retained safely by Grantee, with a copy provided to Grantor. Grantor and Grantee acknowledge and agree that in the event a controversy arises with respect to the nature and extent of the Grantor's uses of the Protected Property or its physical condition as of the date hereof, the parties shall not be precluded from utilizing any other relevant or material documents, surveys, reports, photographs, or other evidence to assist in the resolution of the controversy.

ARTICLE ONE

THE EASEMENT

1.01 Type

This instrument conveys a conservation easement in gross under the provisions of Article 49, Title 3 of the Environmental Conservation Law of the State of New York. This Conservation Easement shall consist of the covenants, restrictions, rights, terms, and conditions recited herein. Reference to this "Easement", "Conservation Easement" or its "provisions" shall include any and all of those covenants, restrictions, rights, terms and conditions.

1.02 Duration

This Easement shall be a burden upon and run with the Protected Property in perpetuity.

1.03 Effect

This Easement shall run with the Protected Property as an incorporeal interest in the Protected Property, and shall extend to and be binding upon Grantor, Grantor's agents, tenants, occupants, heirs, personal representatives, successors and assigns. The word "Grantor" when used herein shall include all of those persons or entities. Any rights, obligations, and interests herein granted to Grantee shall also be deemed granted to each and every one of its subsequent permitted agents, successors, and assigns, and the word "Grantee" when used herein shall include all of those persons or entities.

ARTICLE TWO

PROHIBITED AND PERMITTED USES AND ACTIVITIES

Grantor retains all customary rights of ownership in and possession of the Protected Property, except as expressly prohibited or limited by applicable local, state and federal law and by the terms of this Easement. Grantor and Grantee acknowledge that any activity or use on the Protected Property that is expressly permitted in this Article Two without the requirement of obtaining Grantee's approval is consistent with the Conservation Purpose.

2.01 Buildings and Structures

(A) Existing Structures

As of the date of this grant, there are no structures on the Protected Property except for the remains of barbed-wire fences, tree stands, a tent platform, and utility poles

and lines. Grantor may (i) maintain and replace any existing tent platform and utility pole and line in a substantially similar location; (ii) replace the barbed-wire fences with new fencing as necessary for any use or activity permitted under this Easement in accordance with the requirements of Section 2.01(B)(i) below; and (iii) maintain and replace any existing tree stand anywhere on the Protected Property, provided that Grantor shall have no more than eight (8) trees stands on the Protected Property at any one time. If Grantor seeks to undertake any such activity within the Habitat and Scenic Protection Zone, Grantor shall obtain Grantee's prior written approval before undertaking such activity in such zone.

(B) New Structures

Except as provided in this Section 2.01, the construction or placement of any residential, commercial, industrial or other building or structure of any kind or nature (including, but not limited to mobile homes), whether permanent or temporary, on, over, or under the Protected Property, is prohibited.

Grantor shall have the right to erect and maintain the following structures as specified below, provided that, if such activity is permitted within the Habitat and Scenic Protection Zone, Grantor shall obtain Grantee's prior written approval before undertaking such activity in such zone:

(i) Fences, walls, hedges or berms provided that any new fence, wall, hedge or berm shall be located and constructed so that (a) it does not block or detract from the scenic view of the Protected Property from Winthrop Road or Gardiner Creek; and (b) whenever feasible, as reasonably determined by Grantor, it will not impede the passage of wildlife except in cases where exclusion of wildlife is necessary or convenient to preserve any agricultural use or activity permitted under this Easement.

(ii) Grantor reserves the right to maintain and install within the Agriculture Zone only, minor, temporary, or portable agricultural structures (defined as structures reasonable necessary or convenient for the production of agricultural crops, livestock and livestock products, as that term is defined in Section 2.05 below), including without limitation, animal watering and irrigation systems, pump houses, temporary livestock fencing, portable livestock shelters, portable farm stands, earthen-floor hoop houses, and equipment sheds; provided, however, that the aggregate area of all agricultural structures (other than livestock fencing) shall not exceed 1,500 square feet. Grantor shall obtain Grantee's prior written approval for the construction or expansion of (I) any permanent structure and (II) any structure that would cause the exceedance of the aggregate square-footage limitation stated above.

(iii) Signs, provided that their placement, number, and design do not significantly diminish the Conservation Values of the Protected Property, and only for any of the following purposes: (a) to state the name and address of the Protected Property; (b) to temporarily advertise the Protected Property or any portion thereof for sale or rent; (c) to post the Protected Property to control unauthorized entry or use; or (d) to announce this Conservation Easement. Any permitted sign shall not be more than six (6) square feet in size, shall be non-illuminated, and shall be subject to any required governmental regulatory requirement.

(iv) Minor, three-sided or unroofed structures that enhance wildlife habitat, protect water quality, and/or facilitate low-impact outdoor recreational activities, including without limitation: bird houses; trail markers; registration boxes; trail structures, such as steps, bog bridges, water bars, footbridges, platforms, and railings; portable toilets; temporary tents for periodic events and for low-impact camping; outhouses; tent platforms; primitive campsites and fire rings; seats, benches, and picnic tables, provided that any such structure shall minimize to the greatest extent reasonably feasible disturbance to the Conservation Values and interference with the Primary Purpose of the particular zone in which it is located. Furthermore, such structures shall be constructed of dark-colored or natural-appearing materials that blend with the natural surroundings and complement the Conservation Values. Notwithstanding the foregoing, substantial or high-impact wildlife habitat, water quality, or recreational structures are prohibited, including without limitation: paved trails, boardwalks other than bog bridging, docks, piers, lean-tos, gazebos, golf courses, golf ranges, swimming pools, mud runs, tennis and other recreational courts, paintball and other adventure courses, stadiums, performance stages, dressage fields, equestrian rings, polo fields, ATV or race tracks or courses, towers, playgrounds, athletic courts or fields, airstrips, and permanent aircraft pads.

(C) Replacement of Structures In-Kind

In the event of damage resulting from casualty to an extent which renders repair of any existing structure or improvement impractical, Grantor may, with Grantee's prior written approval, erect a replacement structure or improvement of comparable size, bulk, use, and general design to the damaged improvement or structure in a substantially similar location.

(D) Environmental Sensitivity During Construction

The location and use of any structure or improvement permitted to be constructed hereunder shall minimize to the greatest extent reasonably feasible interference with the Primary Purpose of the particular zone in which it is located, and construction of any such permitted structure or improvement shall minimize to the greatest extent reasonably feasible disturbances to the Conservation Values. Grantor shall employ erosion and sediment control measures to minimize to the greatest extent reasonably feasible storm-water runoff or the movement of other deleterious materials into any wetland, Gardiner Creek, or the Habitat and Scenic Protection Zone. Such measures shall include but not be limited to minimal removal of vegetation, minimal earth movement, and minimal clearance of access routes for construction vehicles.

2.02 Surface Alterations

(A) Existing Surface Alterations

As of the date of this grant, there are no surface alterations on the Protected Property except for agricultural fields, compost piles, and unpaved recreational trails, all of which are more fully described and their locations mapped in the Baseline Documentation. Such surface alterations may be maintained and/or replaced in a substantially similar size and location.

(B) Additional Surface Alterations

Except as provided in this Section 2.02, surface alterations of any kind or nature on, over, or under the Protected Property, are prohibited.

Grantor shall have the right to perform surface alterations as specified below, provided that, if such activity is permitted within the Habitat and Scenic Protection Zone, Grantor shall obtain Grantee's prior written approval before undertaking such activity in such zone.

(i) To alter additional surface area to the minimum extent necessary or convenient to exercise the rights reserved in Sections 2.01, 2.04, and 2.05;

(ii) To establish and maintain unpaved recreational trails, provided that they are located, designed, and constructed in a manner that minimizes to the greatest extent reasonably feasible disturbance to the Conservation Values;

(iii) In the Agriculture Zone only, the right to establish and maintain unpaved field roads, unpaved woods roads, erosion control devices, timber landing areas, and temporary winter woods roads and skid trails, provided that they are located,

designed, and constructed in a manner that minimizes to the greatest extent reasonably feasible disturbance to the Conservation Values;

(iv) To excavate and use gravel, sand, clay, and rock found within the Protected Property exclusively for construction and maintenance of field roads, parking areas, woods roads, structures, stone walls, timber landings, and trails that are permitted and used on the Protected Property, or for use by Grantor as tools or artistic or craft items, provided that the exposed mineral surface shall be: (1) limited to not more than a total of one-quarter (1/4) acre of exposed mineral surface at any time; (2) located entirely within the Agriculture Zone; and (3) regraded and restored to a natural vegetated condition and appearance similar to its original condition as soon as reasonably possible after excavation of such material is completed;

(v) In the Agriculture Zone only, to establish and maintain ponds, water impoundments or water courses; and

(vi) To permit limited excavation of the surface of the Protected Property for ecological, educational, scientific, or archeological research or investigation, provided such activity is conducted under then-current generally accepted professional standards and without material adverse effect upon the Conservation Values.

2.03 Subdivision

For purposes of this Conservation Easement, the Protected Property is considered one parcel in unified ownership. There shall be no subdivision, division or partitioning of the Protected Property into any separately conveyable parcels, except that Grantor may enter into boundary line agreements to resolve bona fide boundary line disputes, with the prior written consent of Grantee, which consent shall not be unreasonably withheld, provided that the total acreage of land protected under this Conservation Easement shall not be significantly reduced. Notwithstanding the foregoing, any portion of the Protected Property may be conveyed to an entity that meets the assignee qualifications set forth in Section 5.05 for permanent conservation ownership by such a qualified entity.

2.04 Vegetation Management

Grantor reserves the right to cut, harvest, remove, restore, plant and process trees and vegetation on the Protected Property only as follows:

(A) Anywhere on the Protected Property:

(i) to control insects and diseases;

(ii) to prevent personal injury and property damage;
(iii) to remove invasive species and to restore native species;
(iv) to enhance wildlife habitat;
(v) to prune and selectively thin trees to create limited vistas in accordance with good forest management practices and the Conservation Purpose of this Easement;
(vi) to mark boundaries; and
(vii) to combat active fire.

(B) Within the Agriculture Zone only:

(i) to the extent necessary to exercise the rights reserved in Sections 2.01, 2.02, and 2.05;
(ii) to supply firewood, lumber and other materials to be used by Grantor on the Protected Property, including construction of permitted structures on the Protected Property;
(iii) to conduct commercial forest management including the harvesting and sale of timber; and
(iv) to clear forested areas of the Agriculture Zone in order to produce agricultural crops, livestock and livestock products (as defined in Section 2.05 below), provided, however, that, prior to undertaking such clearing, Grantor shall (I) obtain Grantee's prior written approval; and (II) upon Grantee's request, based on a determination, in Grantee's reasonable discretion, that such clearing may exceed the boundaries of the Agriculture Zone, provide to Grantee, at Grantor's sole cost and expense, a survey of the wetland boundary dated within three (3) years of such proposed clearing to establish the then-current upland boundary of the Habitat and Scenic Protection Zone.

(C) Notwithstanding the foregoing, in the event that Grantor intends to or actually does harvest greater than ten (10) cords of wood (or the equivalent in lumber) from the Protected Property in any calendar year, any of the foregoing vegetation management activities enumerated in this Section 2.04 must be conducted pursuant to a forest management plan that is prepared and certified by a New York-licensed forester and approved in writing by Grantee as consistent with the Conservation Purpose and other terms and conditions of this Easement (hereinafter, the "Forest Management Plan"). The Forest Management Plan must ensure that any forest management activities are conducted on a "sustainable yield basis," as such term is defined in the Forest Management Plan. Grantor must receive Grantee's approval of the Forest Management Plan and any subsequent amendments thereto prior to the commencement of any forest management activities, and such activities shall be conducted in accordance with any applicable laws, regulations, or ordinances.

2.05 Agricultural Activities

Grantor reserves the right to produce any and all types of "agricultural crops, livestock and livestock products," as that term is currently defined and may be defined in the future under Section 301(2) of New York State Agriculture and Markets Law, provided that (i) such activity shall be conducted solely within the Agriculture Zone and in a manner that is consistent with the terms and conditions of this Easement; (ii) Grantor shall undertake any such agricultural activity, including but not limited to the use and storage of agrochemicals (including without limitation fertilizers and biocides) in a manner that minimizes to the greatest extent reasonably feasible runoff or the movement of any deleterious material into any wetland, Gardiner Creek, or the Habitat and Scenic Protection Zone; and (iii) Grantor shall obtain Grantee's prior written approval prior to the use and storage of agrochemicals in any portion of the Agriculture Zone that is located within the 100-foot setback buffer from the edge of the wetlands, as currently shown on EXHIBIT A, or as may be shown on a future survey should the wetlands boundary migrate. Notwithstanding the foregoing, Grantor shall not engage in resource-depleting activities anywhere on the Protected Property that are detrimental to the Conservation Values, including but not limited to feed lot activities, ball and burlap horticulture, and sod farming.

2.06 Dumping

The dumping or accumulation of unsightly or offensive materials including, but not limited to trash, garbage, sawdust, ashes or chemicals on the Protected Property is prohibited. This prohibition shall exclude the deposition of materials used on the Protected Property for, or resulting from, the conduct of agricultural activities that are conducted in accordance with Section 2.05 above.

2.07 Soil and Water

Any use or activity that is not otherwise expressly or conditionally permitted under this Easement which causes or is likely to cause soil degradation or erosion or pollution of any surface or subsurface waters is prohibited.

2.08 Commercial and Industrial Uses

Except for (i) the conduct of those agricultural activities described in Section 2.05; (ii) commercial forest management uses described in Section 2.04(B)(iii); and (iii) commercial low-impact outdoor recreation, any commercial and industrial use of the Protected Property is prohibited. The incidental sale of interpretive literature or imposition of a fee for recreation, study and events, the use of the Protected Property for charitable fundraising, educational activities, community events, and tours, or the incidental sale of natural materials removed in the course of permitted land management activities shall not be deemed commercial uses. In addition, the lease of the Protected Property for any use permitted hereunder shall not be deemed a commercial use.

2.09 Development Rights

The use of the acreage of this Protected Property for purposes of calculating lot yield or development density on any other property is prohibited except that such lot yield or development density rights may be applied to the calculation of transferable development rights used for the approval of workforce, senior or community housing to be constructed outside the Protected Property in the Town of Shelter Island if the Town Code shall institute such a transfer of development rights program in the future. Except for the right to construct, maintain and replace the allowable structures and improvements as provided in this Article Two, Grantor hereby grants to Grantee all existing development rights (and any further development rights that may be created through a rezoning of the Protected Property) on the Protected Property, which rights (other than those allocated to or used for the approval of workforce, senior or community housing to be constructed outside the Protected Property in the Town of Shelter Island as described above) are hereby extinguished.

ARTICLE THREE

REQUESTS FOR APPROVAL

3.01 Requests for Approval

(A) Requests for Approval of Certain Uses or Activities

With respect to any use or activity under Article 2 requiring the prior approval of Grantee, or in the event Grantor proposes to undertake a use or activity not expressly prohibited or permitted in Sections 2.01 through 2.09 inclusive, but which might have a deleterious effect on the Conservation Values, Grantor shall request Grantee's approval in writing and shall include therewith information identifying the proposed activity and the reasons for the proposed activity with reasonable specificity. The request for approval shall describe the nature, scope, location, timetable, and any other material aspect of the proposed activity (including, if appropriate, sketch plans or scaled drawings of the site(s) of the proposed activity) in sufficient detail to permit Grantee to evaluate such activity. The request shall also include information evidencing the conformity of such activity with the requirements of the applicable Section under which approval is requested hereunder. Grantee's approval, which shall not be unreasonably withheld, shall take into account the following criteria: (1) the consistency of the proposed activity with the Conservation Purpose of this Easement; and (2) the extent to which the proposed activity or use of the site for the proposed activity would impair the Conservation Values of the Protected Property.

Grantor and Grantee shall cooperate and shall act in good faith to arrive at agreement on suitable sites and activities in connection with any determinations that are

necessary to be made by them (either separately or jointly) under this Section. Notwithstanding the foregoing, Grantee's approval of a proposed site or activity shall be withheld if the use of the site for the proposed activity would materially impair the Conservation Values of the Protected Property, or be otherwise inconsistent with the Conservation Purpose of this Easement.

(B) Grantee's Response

In accordance with Paragraph A of this Section, Grantee shall approve, conditionally approve or withhold approval of the proposed use or activity within thirty (30) days of receipt of Grantor's request. Grantee agrees to evaluate Grantor's requests under this Easement based on its good-faith exercise of professional judgment. Notwithstanding the above, if in good faith Grantee requires more than thirty (30) days to undertake a sufficient and thorough review of the documentation provided, or determines that it requires further documentation, Grantee shall so notify Grantor of the additional time and/or documentation required to respond to Grantee hereunder. At Grantee's sole discretion, Grantee may permit commencement of the activity less than thirty (30) days after receiving Grantor's written notice.

In the case of withholding of approval, Grantee shall notify Grantor in writing with reasonable specificity of the reasons for withholding of approval, and the conditions, if any, on which approval might otherwise be given. Failure of Grantee to deliver a written response to Grantor within such thirty (30) day period (or within such extended period as provided above) shall be deemed to constitute written approval by Grantee of any request submitted for approval, provided that the proposed use or activity is not contrary to the express restrictions hereof, and whose implementation is exactly as described in Grantor's notice.

ARTICLE FOUR

GRANTOR'S OBLIGATIONS

4.01 Taxes and Assessments

Grantor shall continue to pay all taxes, levies, and assessments and other governmental or municipal charges, which may become a lien on the Protected Property, including any taxes or levies imposed to make those payments. If Grantor fails to make any such payment, Grantee is authorized to make such payments (but shall have no obligation to do so) upon ten (10) days prior written notice to Grantor, according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy thereof. That payment, if made by Grantee, shall become a lien on the Protected Property of the same priority as the item if not paid would have become, and shall bear interest until paid by Grantor at three percentage points over

the prime rate of interest from time to time charged by Citibank, N.A., or its corporate successor, in no event to exceed a legal interest rate.

4.02 Indemnification

Grantor acknowledges that Grantee has neither possessory rights in the Protected Property nor any responsibility nor right to control, maintain, or keep up the Protected Property. Grantor has and shall retain all responsibilities and shall bear all costs and liabilities of any nature related to the ownership, operation, upkeep, improvement, and maintenance of the Protected Property. Grantor hereby releases and agrees to hold harmless, indemnify and defend Grantee and its members, directors, officers, employees, legal representatives, agents, and contractors and the heirs, personal representatives, successors, and assigns of each of them (collectively "Indemnified Parties") from and against any and all liabilities, penalties, fines, charges, costs, losses, damages, expenses, causes of action, claims, demands, orders, judgments, or administrative actions, including, without limitation, reasonable attorneys' fees, arising from or in any way connected with: (1) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Protected Property, regardless of cause, unless due primarily to the negligent act or willful misconduct of Grantee; or (2) violation or alleged violation of, or other failure to comply with, any state, federal, or local law, regulation, or requirement by any person, other than Grantee, in any way affecting, involving, or relating to the Protected Property.

4.03 Environmental Responsibilities

(A) Grantor Responsible for the Protected Property

Grantor is solely responsible, and Grantee has no responsibility, for the operation of the Protected Property or the monitoring of hazardous or other conditions thereon. Nothing in this Easement shall be construed as giving any right or ability to Grantee to exercise physical or managerial control of the day-to-day operations of the Protected Property or of Grantor's activities on the Protected Property. Neither Grantee nor its agents shall be liable to Grantor or other person or entity in connection with consents given or withheld, or in connection with any entry upon the Protected Property, pursuant to this Easement.

(B) Grantor's Environmental Warranty and Indemnity

Grantor represents and warrants that it has no actual knowledge of a release or threatened release of hazardous substances or wastes on the Protected Property and hereby promises to hold harmless, defend and indemnify the Indemnified Parties from and against all liabilities, penalties, fines, charges, costs, losses, damages, expenses, causes of action, claims, demands, orders, judgments, or administrative actions,

including, without limitation, reasonable attorneys' fees, arising from or connected with any release of hazardous waste or violation of federal, state or local environmental laws.

This Easement is not intended to create environmental liability in Grantee. Notwithstanding any other provision herein to the contrary, the parties do not intend this Easement be construed such that it imposes on, creates in or gives Grantee:

(1) the obligations or liability of an "owner" or "operator" as those words are defined and used in environmental laws, as defined below, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 USC Section 9601 et seq., and hereinafter "CERCLA");

(2) the obligations or liability of a person described in 42 USC Section 9607(a)(3) or (4);

(3) the obligations of a responsible person under any applicable Environmental Laws, as defined below;

(4) the right to investigate and remediate any Hazardous Materials, as defined below, associated with the Protected Property; or

(5) any control over Grantor's ability to investigate, remove, remediate, or otherwise clean up any Hazardous Materials associated with the Protected Property.

The term "Hazardous Materials" includes, without limitation, (i) material that is flammable, explosive, or radioactive; (ii) petroleum products; and (iii) hazardous materials, hazardous wastes, hazardous or toxic substances, or related materials defined in CERCLA, the Hazardous Materials Transportation Act (49 USC Section 5101, et seq.), the Hazardous Waste Control Law (California Health and Safety Code Section 25100 et seq.), and in the regulations adopted and publications promulgated pursuant to them, or any other applicable federal, state, or local laws, ordinances, rules, or regulations now in effect or enacted after this date. The term "Environmental Laws" includes, without limitation, any federal, state or local or administrative agency statute, regulation, rule, ordinance, order or requirement now in effect or enacted after this date relating to pollution, protection of human health, the environment, or Hazardous Materials.

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ARTICLE FIVE

GRANTEE'S RIGHTS

5.01 Entry and Inspection

Grantee shall have the right to enter upon the Protected Property at reasonable times, upon prior notice to Grantor, and in a manner that will not interfere with Grantor's quiet use and enjoyment of the Protected Property, for the purpose of inspection to determine whether this Easement and its Purposes and provisions are being upheld. Grantee shall not have the right to enter upon the Protected Property for any other purpose, except pursuant to Section 5.03 (b) hereof, nor to permit access upon the Protected Property by the public.

5.02 Restoration

Grantee shall have the right to require the Grantor to restore the Protected Property to the condition required by this Easement and to enforce this right by any action or proceeding that Grantee may reasonably deem necessary. However, Grantor shall not be liable for any changes to the Protected Property resulting from causes beyond the Grantor's control, including, without limitation, fire, flood, storm, acts of nature, unauthorized acts of third parties and earth movement, or from any prudent action taken by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to persons or to the Protected Property resulting from such causes.

5.03 Enforcement Rights of Grantee

Grantor acknowledges and agrees that Grantee's remedies at law for any violation of this Easement may be inadequate. Therefore, in addition to, and not in limitation of, any other rights of Grantee hereunder at law or in equity, in the event any breach, default or violation of any term, provision, covenant or obligation on Grantor's part to be observed or performed pursuant to this Easement is not cured, or a *bona fide* attempt has not been begun by Grantor within fifteen (15) days of Grantor's receipt of Grantee's notice of such breach, default or violation (which notice requirement is expressly waived by Grantor with respect to any such breach, default or violation that, in Grantee's reasonable judgment, requires immediate action to preserve and protect any of the Conservation Values or otherwise to further the Purposes of this Easement), Grantee shall have the right at Grantor's sole cost and expense and at Grantee's election,

(a) To institute a suit to enjoin or cure such breach, default or violation by temporary and/or permanent injunction;

(b) To enter upon the Protected Property and exercise reasonable efforts to terminate or cure such breach, default or violation and/or to cause the restoration of that

portion of the Protected Property affected by such breach, default or violation to the condition that existed prior thereto, and

(c) To seek or enforce such other legal and/or equitable relief or remedies as Grantee deems necessary or desirable to ensure compliance with the terms, conditions, covenants, obligations and Purposes of this Easement; provided, however, that any failure, delay or election to so act by Grantee shall not be deemed to be a waiver or a forfeiture of any right or available remedy on Grantee's part with respect to such breach, default, or violation or with respect to any other breach, default or violation of any term, condition, covenant or obligation under this Easement.

If Grantee is the prevailing party in any action against Grantor to enforce or defend this Conservation Easement, Grantor shall reimburse Grantee for any reasonable costs of enforcement or defense, including court or mediation costs, reasonable attorneys' fees, and any other court-ordered payments.

5.04 No Waiver

Grantee's exercise of one remedy or relief under this Article Five shall not have the effect of waiving or limiting any other remedy or relief; and the failure to exercise or delay in exercising any remedy shall not have the effect of waiving or limiting the use of any other remedy or relief or the use of such other remedy or relief at any other time.

5.05 Assignability

Grantee shall have the right to assign any and all of its rights and responsibilities under this Easement, and any and all of its rights, title and interest in and to this Easement only to a qualified organization (herein called "the Assignee"). As used herein the term "qualified organization" means a not-for-profit corporation, or a governmental unit or agency, which is qualified to receive such interests pursuant to Article 49 of the New York Environmental Conservation Law, and is a qualified organization within the meaning of Section 170(h)(3) of the Code, and which is organized or operated primarily or substantially for one of the conservation purposes specified in Section 170(h)(4)(A) of the Code. Any assignment by Grantee or a successor Grantee must require, and the Assignee must agree, that the Assignee and Assignee's successors will carry out the Purposes of, and enforce, this Easement. The Assignee and its successors and assigns shall have the same right of assignment, subject to compliance with the provisions of this Section. Grantee shall provide Grantor prior written notice of any such assignment.

5.06 Succession

If at any time Grantee or any Assignee is unable to enforce this Easement, or if Grantee or any Assignee ceases to exist or ceases to be a qualified organization under Section 170(h)(3) of the Code, then this Easement shall be vested in such qualified organization (as defined and upon the conditions and limitations contained in Section 5.05 (Assignability)) as the Grantee or Assignee shall designate. If, on the occurrence of any of these events, Grantee or any successor or Assignee fails to assign all of its rights and responsibilities under this Easement and all of its rights, title and interest in and to this Easement to a qualified organization, then the rights and responsibilities under this Easement shall become vested in another qualified organization, in accordance with a cy pres proceeding brought in any court of competent jurisdiction. The then-current owner(s) of the Protected Property will be notified of any proceedings. Notwithstanding the foregoing, Grantor and Grantee do not intend that this Conservation Easement creates a charitable trust.

5.07 Extinguishment

This Easement gives rise to a property right and interest immediately vested in Grantee. For purposes of this Section 5.07, the fair market value of such right and interest shall be equal to the percentage difference, as of the date hereof, between the fair market value of the Protected Property subject to this Easement and the fair market value of the Protected Property as unencumbered hereby. The values as of the date hereof shall be those values used to calculate the deduction of federal income or estate tax purposes allowable by reason of this grant, pursuant to Section 170(h) or Section 2055(f) of the Code, as those values shall be estimated through a "qualified appraisal" arranged by Grantor in accordance with Treas. Reg. Section 1.170A-13 and guidance of the Internal Revenue Service, and in accord with any final determination thereof. The percentage difference thus determined is hereinafter referred to as the "Proportionate Share" and shall thereafter remain constant. The Proportionate Share of this Easement as determined above shall be filed as part of the Baseline Documentation described in Section 0.03 hereof.

This Easement may be extinguished in whole or in part only in a judicial proceeding by a court of competent jurisdiction and in accordance with the common and statutory laws of the State of New York. In the event that a material change in the conditions of or surrounding the Protected Property makes impossible or impracticable its continued use for the Purposes contemplated hereby or makes impossible or impracticable the protection of the Conservation Values protected by this Easement, resulting in an extinguishment or partial extinguishment of this Easement by a judicial proceeding, Grantor shall pay Grantee an amount equal to the Proportionate Share of the then fair market value of the Protected Property (minus any amount attributable to the value of improvements made by Grantor after the effective date of this Conservation Easement) at the time of the extinguishment. Such fair market value shall be established by either: (a) an arm's length sale of the Protected Property (or such portion of which as to which this Easement is extinguished) consummated within ninety (90) days of the

extinguishment, subject to Grantee's approval of the sale price as fairly representing fair market value; or (b) independent appraisal by an appraiser mutually selected by Grantor and Grantee.

If all or any part of the Protected Property is taken under the power of eminent domain by public, corporate, or other authority, or otherwise acquired by such authority through a purchase in lieu of a taking, so as to abrogate the restrictions imposed by this Easement or otherwise effectively to frustrate the Purposes hereof, Grantor and Grantee shall join in appropriate proceedings at the time of such taking to recover the full value of the interests in the Protected Property subject to the taking and all incidental or direct damages resulting from the taking. All expenses reasonably incurred by the parties to this Easement in connection with such taking shall be paid out of the recovered proceeds. Grantee shall be entitled to the Proportionate Share of the remaining recovered proceeds. Grantee shall use such proceeds actually recovered by it in a manner consistent with the Purposes of this Easement.

The respective rights of Grantor and Grantee set forth in this Section 5.07 shall be in addition to, and not in limitation of, any rights they may have by law with respect to a modification or termination of this Easement by reason of changed conditions or the exercise of powers of eminent domain as aforesaid. In making this grant of Easement, however, Grantor has considered the possibility that uses prohibited by the terms of this Easement may become more economically viable than the uses specifically reserved by Grantor pursuant to this Easement. It is the intent of both Grantor and Grantee that any such change in economic conditions shall not be deemed to be circumstances justifying the termination or extinguishment of this Easement pursuant to this section.

ARTICLE SIX

MISCELLANEOUS

6.01 Alienability

Grantor shall have the right to convey, mortgage or lease all of its remaining interest in the Protected Property but only subject to this Easement. Grantor shall promptly notify Grantee of any conveyance of any interest in the Protected Property, including the full name and mailing address of any transferee, and, in the case of a transfer to an entity, the individual principals thereof. The instrument of any such conveyance shall specifically set forth that the interest thereby conveyed is subject to this Easement, without modification or amendment of the terms of this Easement, and shall incorporate this Easement by reference, specifically setting forth the date, office, liber and page of the recording hereof. The failure of any such instrument to comply with the provisions hereof shall not affect Grantee's rights hereunder or the validity of this Easement.

[Remainder of page intentionally left blank.]

6.02 Entire Understanding

This Easement contains the entire understanding between its parties concerning its subject matter. Any prior agreement between the parties concerning its subject matter shall be merged into this Easement and superseded by it.

6.03 Amendment

This Easement is made with the intention that it shall qualify as a Conservation Easement in perpetuity under Code Section 170(h). The parties agree to amend the provisions of this Easement if such amendment shall be necessary to entitle Grantor to meet the requirements of Code Section 170(h). Any such amendment shall be permitted only upon Grantee's determination, in its sole discretion, that such amendment will not jeopardize Grantee's status as an organization described in Code sections 170(h)(3) and 501(c)(3).

This Easement can be amended and modified only in accordance with the common and statutory laws of the State of New York applicable to the modification of easements and covenants running with the land. Grantee and Grantor shall mutually have the right to agree to amendments to this Easement, provided however, that Grantee shall have no right or power to agree to any amendment hereto that would result in this Easement failing to qualify as a valid Conservation Easement under Article 49, Title 3 of the Environmental Conservation Law of the State of New York, as the same may be hereafter amended, or any regulation issued pursuant thereto. No amendment may be approved by the Grantee that would – or, as Grantee in its judgment may determine, could – violate the rules of impermissible private benefit or of private inurement under applicable sections of the Code, including but not limited to Section 501(c)(3) of the Code.

6.04 Severability

Any provision of this Easement restricting Grantor's activities, which is determined to be invalid or unenforceable by a court of competent jurisdiction, shall not be invalidated. Instead, that provision shall be reduced or limited to whatever extent that court determines will make it enforceable and effective. Any other provision of this Easement that is determined to be invalid or unenforceable by a court of competent jurisdiction shall be severed from the other provisions, which shall remain enforceable and effective.

6.05 Notice

All notices required by this Easement must be written. Notices shall be delivered by hand; by express, certified or registered mail, return receipt requested; by certified mail, with sufficient prepaid postage affixed and with return receipts requested; or through courier delivery by a national courier service which provides automated delivery tracking. Notices to Grantor shall be addressed to Grantor's address as recited herein, or to such other address as Grantor may

designate by notice in accordance with this Section. Notice to Grantee shall be addressed to its principal office, recited herein, marked for the attention of the President, or to such other address as Grantee may designate by notice in accordance with this Section. Notice shall be deemed given and received as of the date of its manual delivery to the recipient.

6.06 Governing Law

New York Law applicable to deeds and conservation easements pertaining to land located within New York shall govern this Easement in all respects, including validity, construction, interpretation, breach, violation and performance, except as provided in Section 6.07 hereof.

6.07 Interpretation

Regardless of any contrary rule of construction, no provision of this Easement shall be construed in favor of one of the parties because it was drafted by the other party or the other party's attorney. No alleged ambiguity in this Easement shall be construed against the party which drafted it, or against the party whose attorney drafted it. If any provision of this Easement is ambiguous or shall be subject to two or more interpretations, one of which would render that provision invalid, then that provision shall be given such interpretation as would render it valid and be consistent with the Purposes of this Easement. Any rule of strict construction designed to limit the breadth of the restrictions on use of the Protected Property shall not apply in the construction or interpretation of this Easement, and this Easement shall be interpreted broadly to effect the Purposes of this Easement as intended by the parties. The parties intend that this Easement, which is by nature and character primarily negative in that Grantor has restricted and limited his right to use the Protected Property, except as otherwise recited herein, be construed at all times and by all parties to effectuate its Purposes.

6.08 Public Access

Nothing contained in this Easement grants, nor shall be interpreted to grant, to the public any right to enter upon the Protected Property or standing to enforce or challenge this Easement. Notwithstanding the foregoing, nothing in this Conservation Easement should be interpreted as precluding Grantor's right to grant public access on or across the Protected Property, provided that such use does not conflict with or have a material adverse effect on the Conservation Values of the Protected Property.

6.09 Warranties

The warranties and representations made by the parties in this Easement shall survive its execution.

6.10 Recording

Grantee shall record this Easement in the land records of the office of the Clerk of the County of Suffolk, State of New York.

6.11 Enforceable Restriction; Successors

The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, agents, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Protected Property. The terms "Grantor" and "Grantee," whenever used herein, and any pronouns used in place thereof, shall include, respectively, the above-named Grantor and its representatives, agents, licensees, successors, and assigns, and the above-named Grantee and its successors and assigns.

6.12 Termination of Rights and Obligations

A party's rights and obligations under this Easement terminate upon transfer of the party's interest in the Easement or the Protected Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

6.13 Headings

The headings, titles and subtitles herein have been inserted solely for convenient reference, and shall be ignored in its construction.

IN WITNESS WHEREOF, Grantor has executed and delivered and Grantee has accepted and received this Deed of Conservation Easement on the day and year set forth above.

GRANTOR:

BY: _____
Eben Fiske Ostby

STATE OF CALIFORNIA)
) §§
COUNTY OF Alameda)

On 12/17, 2009, before me, Yvonne Brazil Notary Public, personally appeared **Eben Fiske Ostby**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

YVONNE BRAZIL
Commission # 1664428
Notary Public - California
Alameda County
My Comm. Expires May 6, 2010

_____ (Seal)

SCHEDULE C

SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: EASEMENT
Number of Pages: 22
Receipt Number : 21-0138955
TRANSFER TAX NUMBER: 21-00196

Recorded: 08/03/2021
At: 12:01:35 PM

LIBER: D00013114
PAGE: 502

District:	Section:	Block:	Lot:
0700	008.00	01.00	005.010

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: $2,055,000.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	$110.00	NO	Handling	$20.00	NO
COE	$5.00	NO	NYS SRCHG	$15.00	NO
TP-584	$5.00	NO	Notation	$0.00	NO
Cert.Copies	$0.00	NO	RPT	$200.00	NO
Transfer tax	$0.00	NO	Comm.Pres	$0.00	NO
			Fees Paid	$355.00	

TRANSFER TAX NUMBER: 21-00196

THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

JUDITH A. PASCALE
County Clerk, Suffolk County

[redacted]

1 | 2

Number of pages 22

This document will be public record. Please remove all Social Security Numbers prior to recording.

RECORDED
2021 Aug 03 12:01:35 PM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L 000013114
P 502
DT# 21-00196

Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps

3 FEES

Page / Filing Fee	110	Mortgage Amt.	
Handling	20.00	1. Basic Tax	
TP-584	5	2. Additional Tax	
Notation		Sub Total	
EA-52 17 (County)		Spec./Assit. or Spec./Add.	
EA-5217 (State)		TOT. MTG. TAX	
R.P.T.S.A.	200	Dual Town ____ Dual County ____	
Comm. of Ed.	5.00	Held for Appointment	9
Affidavit		Transfer Tax	EXEMPT
Certified Copy		Mansion Tax	
NYS Surcharge	15.00		
Other			
Sub Total	135		
Sub Total	220		
Grand Total	355		

The property covered by this mortgage is or will be improved by a one or two family dwelling only.
YES _____ or NO _____
If NO, see appropriate tax clause on page # _____ of this instrument.
3/23/20

4 Dist. 07

4561895 0700 00800 0100 005010

Real Proper Tax Servic Agency Verification

PTS R SMI A 12-JUL-21

5 Community Preservation Fund

Consideration Amount $ 2,055,000

CPF Tax Due $ EXEMPT

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:

Lisa Clare Komorink, Esq.
Twomey, Latham, Shea, Kelley, Dubin & Quartararo
PO Box 9398
Riverhead, NY 11901

✓

Improved _____
Vacant Land ✓
TD 0700
TD _____
TD _____

Mail to: Judith A. Pascale, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901
www.suffolkcountyny.gov/clerk

7 Title Company Information

Co. Name Stewart Title
Title # 7183946

Suffolk County Recording & Endorsement Page

This page forms part of the attached Grant of Conservation Easement made by:
(SPECIFY TYPE OF INSTRUMENT)

Sylvester Manor Educational Farm Inc.

TO

Town of Shelter Island

The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.

In the TOWN of Shelter Island
In the VILLAGE
or HAMLET of _____

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(over)

IMPORTANT NOTICE

If the document you've just recorded is your **SATISFACTION OF MORTGAGE**, please be aware of the following:

If a portion of your monthly mortgage payment included your property taxes, *you will now need to contact your local Town Tax Receiver so that you may be billed directly for all future property tax statements.

Local property taxes are payable twice a year: on or before January 10th and on or before May 31st. Failure to make payments in a timely fashion could result in a penalty.

Please contact your local Town Tax Receiver with any questions regarding property tax payment.

Babylon Town Receiver of Taxes
200 East Sunrise Highway
North Lindenhurst, N.Y. 11757
(631) 957-3004

Brookhaven Town Receiver of Taxes
One Independence Hill
Farmingville, N.Y. 11738
(631) 451-9009

East Hampton Town Receiver of Taxes
300 Pantigo Place
East Hampton, N.Y. 11937
(631) 324-2770

Huntington Town Receiver of Taxes
100 Main Street
Huntington, N.Y. 11743
(631) 351-3217

Islip Town Receiver of Taxes
40 Nassau Avenue
Islip, N.Y. 11751
(631) 224-5580

Riverhead Town Receiver of Taxes
200 Howell Avenue
Riverhead, N.Y. 11901
(631) 727-3200

Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(631) 749-3338

Smithtown Town Receiver of Taxes
99 West Main Street
Smithtown, N.Y. 11787
(631) 360-7610

Southampton Town Receiver of Taxes
116 Hampton Road
Southampton, N.Y. 11968
(631) 283-6514

Southold Town Receiver of Taxes
53095 Main Street
Southold, N.Y. 11971
(631) 765-1803

Sincerely,

Judith A. Pascale

Judith A. Pascale
Suffolk County Clerk

12-0104.. 06/06kd

7183946

GRANT OF CONSERVATION EASEMENT

(4)

THIS GRANT OF CONSERVATION EASEMENT, is made ~~on~~ as of the 23rd day of March, 2020 at Shelter Island, New York. The parties are Sylvester Manor Educational Farm, Inc., of 80 North Ferry Road (State Route 114), P.O. Box 2029, Shelter Island, New York (herein collectively called "Grantor"), and the TOWN OF SHELTER ISLAND, a municipal corporation, having its principal office at 38 N. Ferry Road, P.O. Box 970, Shelter Island, New York 11964 (herein called "Grantee").

INTRODUCTION

WHEREAS, Grantor is the owner in fee simple of certain real property located in the Town of Shelter Island, Suffolk County, New York, identified as part of SCTM #700-8-1-5.10 more fully described in SCHEDULE "A" attached hereto and made a part hereof and hereinafter referred to as the "Property" and shown on the survey prepared by F. Michael Hemmer, LS, P.C., dated January 28, 2019, last revised January 27, 2020 (a ~~reduced~~ copy of which is ~~attached hereto and made a part hereof and hereinafter~~ referred to as the "Survey"); and available for review at the Town of Shelter Island.

WHEREAS, the Property is located in the AA and B Zoning Districts of the Town of Shelter Island; and

WHEREAS, the Property contains soils classified as Class I and Class II worthy of conservation as identified by the United States Department of Agriculture Soil Conservation Service's Soil Survey of Suffolk County, New York; and

WHEREAS, the Property is currently mostly forested, with some tidal and freshwater wetlands also on site; and

WHEREAS, it is the policy of the Town of Shelter Island (the "Town"), as articulated in Chapter 50 of the Town Code (the "Town Code") and in §64-e of the New York State Town Law ("Town Law") to preserve open space, including agricultural lands, to preserve wetlands and other environmentally sensitive areas, and to protect the cultural, archaeological and historic character of the Town; and

WHEREAS, the Property in its present scenic and undeveloped condition has substantial and significant value as a natural, scenic, environmental, agricultural, cultural, archaeological and historic resource, and it has not been subject to any substantial development; and

~~See Map annexed hereto as Schedule "B".~~

WHEREAS, Grantor and Grantee recognize the value and special character of the region in which the Property is located, and Grantor and Grantee have, in common, the purpose and objective of protecting and conserving the present state and inherent, tangible and intangible values of the Property as a natural, scenic, environmental, agricultural, cultural, archaeological and historic resource; and

WHEREAS, Grantee has determined it to be desirable and beneficial and has requested Grantor, for itself and its successors and assigns, to grant a Conservation Easement to Grantee in order to restrict the further development of the Property while permitting compatible uses thereof;

NOW THEREFORE, in consideration of TWO MILLION FIFTY-FIVE THOUSAND DOLLARS ($2,055,000.00) and other good and valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, the Grantor does hereby grant, transfer, bargain, sell and convey to the Grantee a Conservation Easement, in gross, which shall be binding upon and shall restrict the premises shown and designated as the Property herein, more particularly bounded and described on Schedule "A" annexed hereto and made a part of this instrument.

TO HAVE AND TO HOLD said Conservation Easement and the rights and interests in connection with it and as hereinafter set forth with respect to the Property unto the Grantee, its successors and assigns forever, reserving, however, for the direct use and benefit of the Grantor, its legal representatives, successors and assigns, the fee title to the property, and the exclusive right of occupancy and of use of the Property, subject to the limitations, conditions, covenants, agreements, provisions and use restrictions hereinafter set forth, which shall constitute and shall be servitudes upon and with respect to the Property.

The Grantor, for itself, and for and on behalf of its legal representatives, successors and assigns, hereby covenants and agrees as follows:

0.01 Grantor's Warranty

Grantor warrants and represents to the Grantee that Grantor is the owner of the Property described in Schedule A, free of any mortgages or liens as set forth in Stewart Title Insurance Company Title Report #7183946 and possesses the right to grant this easement.

0.02 Grantee's Status

Grantee warrants and represents to Grantor that Grantee is a municipal corporation organized and existing under the laws of the State of New York State and is authorized under §64-e of Town Law and Article 49 of the New York State Environmental Conservation Law ("ECL") to acquire fee title or lesser interests in land, including development rights, easements, covenants, and other contractual rights which may be necessary or desirable for the preservation and retention of open spaces, agricultural lands, and environmental, natural, scenic, cultural, archaeological and historic resources.

0.03 Purpose

The parties recognize the environmental, natural, scenic, cultural, agricultural, archaeological and historic values of the Property and have the common purpose of preserving these values by limiting the uses of the Property. This instrument is intended to convey a Conservation Easement on the Property by Grantor to Grantee, exclusively for the purpose of preserving its character in perpetuity for its environmental, natural, scenic, cultural, agricultural, archaeological and historic values by preventing the use or development of the Property for any purpose or in any manner contrary to the provisions hereof, in furtherance of federal, New York State and local conservation policies.

0.04 Governmental Recognition

New York State has recognized the importance of private efforts to preserve rural land in a scenic, natural, and open condition through conservation restrictions by the enactment of Environmental Conservation Law Article 49. Similar recognition by the federal government includes §170(h) of the Internal Revenue Code ("IRC") and other federal statutes.

0.05 Baseline Documentation

Grantee acknowledges by acceptance of this Conservation Easement that present uses of the Property are compatible with the purposes of this Easement. In order to aid in identifying and documenting the present condition of the Property's environmental, natural, scenic, agricultural, and aesthetic resources and otherwise to aid in identifying and documenting such values as of the date hereof, to assist Grantor and Grantee with monitoring the uses and activities on the Property and ensuring compliance with the terms hereof, Grantee has prepared, with Grantor's cooperation, an inventory of the Property's relevant features and conditions (the "Baseline Documentation"). This Baseline Documentation includes, but is not limited to a survey prepared by F. Michael Hemmer, LS, P.C., dated January 28, 2019, last revised January 27, 2020, and a Phase 1 Environmental Site Assessment dated May 30, 2014 by Cashin Associates, P.C.

Grantor and Grantee acknowledge and agree that in the event a controversy arises with respect to the nature and extent of the Grantor's uses of the Property or its physical condition as of the date hereof, the parties shall not be foreclosed from utilizing any other relevant or material documents, surveys, reports, photographs or other evidence to assist in the resolution of the controversy.

0.06 Recitation

In consideration of the previously recited facts, mutual promises, undertakings, and forbearances contained in this Grant of Conservation Easement, the parties agree upon its provisions, intending to be bound by it.

ARTICLE ONE

THE EASEMENT

1.01 Type

This instrument conveys a Conservation Easement (herein called the "Easement"). This Easement shall consist of the limitations, agreements, covenants, use restrictions, rights, terms, and conditions recited herein. Reference to this "Easement" or its "provisions" shall include any and all of those limitations, covenants, use restrictions, rights, terms and conditions.

1.02 Definitions

"Development Rights" shall mean the permanent legal interest and right to prohibit or restrict the use of the Property for uses or purposes consistent with the terms of this Easement, including but not limited to open space, the production of crops, livestock, or livestock products, as defined in Section 301 of the New York State Agriculture and Markets Law, now, or as it may be amended, the creation, maintenance and restoration of trails, paths, roads, gates and other essential or interpretive infrastructure consistent with conservation values and with the Secretary of the Interior's guidelines for the treatment of cultural landscapes and historic properties, educational, archaeological and research activities within the cultural landscape, and subject to the further limitations set forth in this Easement.

"Improvement" shall mean any addition to raw land, such as structures, fences, wells or drainage.

"Lawn" shall mean an area of land on which grasses or other durable plants are grown and maintained at a short height and principally used for aesthetic or other purposes. Land that is in agricultural production, including land in a fallow or otherwise idled manner, is not "Lawn."

"Riding Academy" shall mean a business use of a lot for any of the following purposes: the letting of horses for hire to individuals or groups whether supervised or unsupervised, horseback riding instruction or the holding of horse shows or other equine events.

"Structure" shall mean anything constructed or erected on or under the ground or upon another structure or building. Structures shall not include walkways, farm roads or other interior roads on the Property, trellises, posts and wiring, farm irrigation systems, nursery mats, or fencing necessary for agricultural operations or to mark the boundaries of the Property, including without limitation fencing to keep out predator animals, including deer. Approvals for those items listed in the preceding sentence shall be as required by applicable provisions of the Town Code.

"Subdivision" shall include the division of the portion of the Property from which the development rights are acquired into two or more parcels, in whole or in part.

1.03 Duration

This Easement shall be a burden upon and run with the Property in perpetuity.

1.04 Effect

This Easement shall run with the Property as an incorporeal interest in the Property, and shall extend to and be binding upon Grantor, Grantor's agents, tenants, occupants, heirs, personal representatives, successors and assigns, and all other individuals and entities and provides Grantee with the right to administer, manage and enforce the Easement as provided herein. The word "Grantor" when used herein shall include all of those persons or entities. Any rights, obligations, and interests herein granted to Grantor and/or Grantee shall also be deemed granted to each and every one of its subsequent agents, successors, and assigns, and the word "Grantor and/or Grantee" when used herein shall include all of those persons or entities.

ARTICLE TWO

SALE

GRANTOR, for TWO MILLION FIFTY-FIVE THOUSAND DOLLARS ($2,055,000.00) and such other good and valuable consideration, hereby grants, releases, and conveys

to Grantee this Easement, in perpetuity, together with all rights to enforce it. Grantee hereby accepts this Easement in perpetuity, and undertakes to enforce it against Grantor.

ARTICLE THREE

PROHIBITED ACTS

From and after the date of this Easement, the following acts, uses and practices shall be prohibited forever upon or within the Property:

3.01 Structures

No structures may be erected or constructed on the Property except as permitted under other applicable provisions of the Town Code and Sections 1.02, 4.03 and 4.06 of this Easement.

3.02 Excavation and Removal of Materials; Mining

The excavating, regrading, scraping or filling of the Property shall be prohibited, without the prior written consent of Grantee.

Mineral exploitation, and extraction of any mineral, including but not limited to soil, gravel, sand and hydrocarbons, by any method, surface or subsurface, is prohibited.

The removal of topsoil, sand, or other materials from the Property is prohibited, nor shall the topography of the Property be changed, except as permitted by this Easement or consistent with the conservation values, or in connection with normal agricultural or archaeological activities, all of which shall require the prior written consent of Grantee.

3.03 Subdivision

Except as provided in this Section 3.03, the Property may not be further subdivided pursuant to Town Law §§265, 276 or 277 or §335 of the Real Property Law, as they may be amended, except with the approval of the Planning Board of the Town of Shelter Island.

3.04 Dumping

The dumping or accumulation of unsightly or offensive materials including, but not limited to trash, garbage, sawdust, ashes or chemical waste on the Property shall

be prohibited. This prohibition shall exclude materials used in the normal course of sound agricultural practices on the Property, including fertilization, composting and crop removal.

3.05 Signs

The display of signs, billboards, or advertisements shall be prohibited, except signs whose placement, number, and design do not significantly diminish the scenic character of the Property and only for any of the following purposes: (a) consistent with the conservation values and purposes of the Easement, including but not limited to educational and interpretive purposes, (b) to state the name of the Property and the names and addresses of the occupants and the character of the business conducted thereon, (c) to temporarily advertise the Property or any portion thereof for sale or rent, (d) to post the Property to control unauthorized entry or use, or (e) with the consent of the Grantor, to announce Grantee's easement. Signs are subject to regulatory requirements of the Town.

3.06 Utilities

The creation or placement of overhead utility transmission lines, utility poles, wires, pipes, wells or drainage systems ("utilities") on the Property to service structures approved pursuant to §4.06 shall be prohibited without the prior written consent of the Grantee. Underground utilities must, to the extent possible, be constructed within 30 feet of the centerline of any roads or driveways, and may be used solely to service the permitted structures on the Property.

3.07 Prohibited Uses

Except for uses specifically permitted by this Easement, the use of the Property or structures on it for any residential, commercial or industrial uses, permanent or temporary, including but not limited to a riding academy, shall be prohibited, except as provided in this Easement.

Under no circumstances shall athletic fields, golf courses or ranges, commercial airstrips and helicopter pads, motorcross biking, or any other improvements or activity inconsistent with this Easement be permitted.

Grantor shall not establish or maintain a Lawn on the Property.

Hunting is permitted on the Property provided it is conducted in accordance with agricultural management practices or as provided in a management and stewardship plan agreed to by the parties.

For the purposes of this section, the production of crops, livestock and livestock products as defined in §301 of the Agriculture and Markets Law, now or as it may be amended, and educational, archaeological, interpretive and research activities conducted within the cultural landscape shall not be considered a commercial use.

Any other uses, improvements and activities permitted by the Town Code now or in the future on lands protected by a conservation easement or other instrument shall not be considered a commercial use.

3.08 Soil and Water

Any use or activity that causes or is likely to cause soil degradation or erosion or pollution of any surface or subsurface waters shall be prohibited. This prohibition shall not be construed as extending to agricultural operations and practices (including, without limitation, the use of agrochemicals such as fertilizers, pesticides, herbicides, and fungicides) that are in accordance with sound agricultural management practices of the Natural Resources Conservation Service ("NRCS").

3.09 Drainage

The use of the Property for a leaching or sewage disposal field shall be prohibited. The use of the Property for a drainage basin or sump shall be prohibited, except in accordance with sound agricultural management practices and in order to control flooding or soil erosion on the Property.

3.10 Development Rights

The use of the acreage of this Property for purposes of calculating lot yield on any other Property shall be prohibited. Grantor hereby grants to Grantee all existing development rights (and any further development rights that may be created through a rezoning of the Property) on the Property, except for the right to construct, maintain and replace any pre-existing structures, and to construct new structures, as such rights may be provided in Section 4.06, and the parties agree that any other such development rights shall be terminated and extinguished and may not be used or transferred to any other parcels.

ARTICLE FOUR

GRANTOR'S RIGHTS

4.01 Ownership

Subject to the provisions of ARTICLE THREE, Grantor shall retain all other rights of ownership in the Property, some of which are more particularly described in this ARTICLE FOUR.

4.02 Possession

Grantor shall continue to have the right to exclusive possession of the Property.

4.03 Use

Grantor shall have the right to use the Property in any manner and for any purpose consistent with and not prohibited by this Easement, as well as applicable local, State, or federal law. Grantor shall have the right to use the Property for uses, improvements and activities permitted by the Town Code, now or in the future, on lands protected by a conservation easement or other instrument, including, but not limited to open space, the production of crops, livestock and livestock products as defined in §301 of Agriculture and Markets Law, or as it may be amended, the creation, maintenance and restoration of trails, paths, roads, gates and other essential or interpretive infrastructure consistent with conservation values and with the Secretary of the Interior's guidelines for the treatment of cultural landscapes and historic properties, and for educational, archaeological and research activities within the cultural landscape.

4.04 Landscaping Activities

Grantor shall have the right to continue the current and/or customary modes of landscaping, pruning and grounds maintenance on the Property as evidenced by the documentation set forth in Section 0.05. Grantor shall have the right to remove or restore trees, shrubs, or other vegetation when dead, diseased, decayed or damaged, to remove invasive species, to thin and prune trees to maintain or improve the appearance of the property, and to mow the property according to best practices as they may evolve, including in response to climate change-related impacts. Notwithstanding the above, Grantor is prohibited from establishing or maintaining a Lawn on the Property, as set forth in 3.07.

4.05 Agricultural Production and Activities

Grantor shall have the right to engage in all types of agricultural production, including the production of crops, livestock and livestock products as defined in §301 of the Agriculture and Markets Law, now, or as it may be amended. No future restriction in said law or limitation in the definitions set forth in said law shall preclude a use that is permitted as of the date of this Easement.

4.06 Structures

A. Allowable Improvements. Grantor shall have the right to erect and maintain the following improvements on the Property, pursuant to Section 4.03, as may be permitted by the Town Code, provided the improvements are consistent with and do not derogate from or defeat the Purpose of this Easement or other applicable laws:

(i) Underground facilities used to supply utilities solely for the use and enjoyment of the Property;

(ii) New construction, including drainage improvement structures, provided such structures are necessary for, incidental and/or accessory to use of the Property in accordance with this Easement;

(iii) Renovation, maintenance and repairs of any existing structures or structures built or permitted pursuant to Section 4.03 and to this Section 4.06, provided the primary purpose of the structure remains consistent with this Easement;

(iv) Access for ingress and egress, utilities and emergency vehicles to other portions of Grantor's properties, and to adjacent properties owned by others.

B. Conditions. Any allowable improvements shall protect the Property's natural, scenic, environmental, agricultural, cultural, archaeological and historic resources and otherwise be consistent with the Purpose of this Easement.

C. Environmental Sensitivity During Construction. The use and location of any improvement permitted hereunder shall be consistent with the purposes intended herein, and construction of any such improvement shall minimize disturbances to the environment. Grantor shall employ erosion and sediment control measures to mitigate any stormwater runoff, including but not limited to minimal removal of vegetation, minimal movement of earth and minimal clearance of access routes for construction vehicles.

D. Replacement of Improvements. In the event of damage resulting from casualty loss to an extent which renders repair of any existing improvements or improvements built or permitted pursuant to this Section 4.06 impractical, erection of a structure of comparable size, use, and general design to the damaged structure shall be permitted in kind and within the same general location, subject to the review and written approval of Grantee, pursuant to applicable provisions of the Town Code.

4.07 Notice

Grantor shall notify Grantee, in writing, before the construction of any permanent or temporary structures as permitted in Section 4.06 herein and shall file all necessary applications and obtain all necessary approvals that may be required by this Easement or by the Town Code and shall provide documentation as may be required for such applications.

4.08 Alienability

Grantor shall have the right to convey, mortgage or lease all of its remaining interest in the Property, but only subject to this Easement. Grantor shall promptly notify Grantee of any conveyance of any interest in the Property, including the full name and mailing address of any transferee, and the individual principals thereof, under any such conveyance. The instrument of any such conveyance shall specifically set forth that the interest thereby conveyed is subject to this Easement, without modification or amendment of the terms of this Easement, and shall incorporate this Easement by reference, specifically setting for the date, office, liber and page of the recording hereof. The failure of any such instrument to comply with the provisions hereof shall not affect Grantee's rights hereunder.

4.09 Further Restriction

Nothing in this Easement shall prohibit or preclude Grantor from further restricting the use, improvements or structures on the Property. Any such further restrictions shall be consistent with and in furtherance of the general intent and purpose of this Easement as set forth in Section 0.03.

ARTICLE FIVE

GRANTOR'S OBLIGATIONS

5.01 Taxes and Assessments

Grantor shall continue to pay all taxes, levies, and assessments and other governmental or municipal charges, which may become a lien on the Property, including any taxes or levies imposed to make those payments, subject, however, to Grantor's right to grieve or contest such assessment. The failure of Grantor to pay all such taxes, levies and assessments and other governmental or municipal charges shall not cause an alienation of any rights or interests acquired herein by Grantee.

5.02 Indemnification

Grantor shall indemnify and hold Grantee harmless for any liability, costs, attorneys' fees, judgments, expenses, charges or liens to Grantee or any of its officers, employees, agents or independent contractors, all of which shall be reasonable in amount, arising from injury due to the physical maintenance or condition of the Property caused by Grantor's actions or inactions, or from any taxes, levies or assessments upon it or resulting from this Easement, all of which shall be considered Grantor's obligations.

Grantee shall indemnify and hold Grantor harmless for any liability, costs, attorneys' fees, judgments, expenses, charges or liens to Grantor or any of its officers, employees, agents or independent contractors, all of which shall be reasonable in amount, arising from injury due to the physical maintenance or condition of the Property caused by Grantee's actions or inactions.

5.03 Third Party Claims

Grantor shall indemnify and hold Grantee harmless for any liability, costs, attorneys' fees, judgments, or expenses, charges or liens to Grantee or any of its officers, employees, agents or independent contractors, all of which shall be reasonable in amount, resulting: (a) from injury to persons or damages to property arising from any activity on the Property; and (b) from actions or claims of any nature by third parties arising out of the entering into or exercise of rights under this Easement, excepting any of those matters arising solely from the acts of Grantee, its officers, employees, agents, or independent contractors.

ARTICLE SIX

GRANTEE'S RIGHTS

6.01 Entry and Inspection

Grantee shall have the right to enter upon the Property at reasonable times, upon prior notice to Grantor, and in a manner that will not interfere with Grantor's quiet use and enjoyment of the Property, for the purpose of inspection to determine whether this Easement and its purposes and provisions are being upheld. Grantee shall not have the right to enter upon the Property for any other purposes, except as provided in Section 6.02 and 6.03, or to permit access upon the Property by the public.

6.02 Restoration

Grantee shall have the right to require the Grantor to restore the Property to the condition required by this Easement and to enforce this right by any action or proceeding that Grantee may reasonably deem necessary. However, Grantor shall not be liable for any changes to the Property resulting from causes beyond the Grantor's control, including, without limitation, fire, flood, storm, earth movement, wind, weather or from any prudent action taken by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to persons or to the Property resulting from such causes.

6.03 Enforcement Rights of Grantee

Grantor acknowledges and agrees that Grantee's remedies at law for any violation of this Easement may be inadequate. Therefore, in addition to, and not as a limitation of, any other rights of Grantee hereunder at law or in equity, in the event any breach, default or violation of any term, provision, covenant or obligation on Grantor's part to be observed or performed pursuant to this Easement is not cured by Grantor within ten (10) days' notice thereof by Grantee (which notice requirement is expressly waived by Grantor with respect to any such breach, default or violation which, in Grantee's reasonable judgment, requires immediate action to preserve and protect any of the Property's values or to otherwise further the purposes of this Easement), Grantee shall have the right at Grantor's sole cost and expense and at Grantee's election:

(i) To institute a suit to enjoin or cure such breach, default or violation by temporary and/or permanent injunction,

(ii) To enter upon the Property and exercise reasonable efforts to terminate or cure such breach, default or violation and/or to cause the restoration of that portion of the Property affected by such breach, default or violation to the condition that existed prior thereto, or

(iii) To enforce any term, provision, covenant or obligation in this Easement or to seek or enforce such other legal and/or equitable relief or remedies as Grantee deems necessary or desirable to ensure compliance with the

terms, conditions, covenants, obligations and purposes of this Easement; provided, however, that any failure, delay or election to so act by Grantee shall not be deemed to be a waiver or a forfeiture of any right or available remedy on Grantee's part with respect to such breach, default, or violation or with respect to any other breach, default or violation of any term, condition, covenant or obligation under this Easement.

Grantor shall pay either directly or by reimbursement to Grantee, all reasonable attorneys' fees, court costs and other expenses incurred by Grantee (herein called "Legal Expenses") in connection with any proceedings under this Section, as approved by the Court.

The cure period in this Section 6.03 may be extended for a reasonable time by Grantee if such restoration cannot reasonably be accomplished within ten (10) days.

6.04 Notice

All notices required by this Easement must be in writing. Notices shall be delivered by hand or by nationally recognized overnight courier (Federal Express, USPS, etc.). Mailed notice to Grantor shall be addressed to Grantor's address as recited herein, or to such other address as Grantor may designate by notice in accordance with this Section 6.04. Mailed notice to Grantee shall be addressed to its principal office recited herein, marked to the attention of the Supervisor and the Town Attorney, or to such other address as Grantee may designate by notice in accordance with this Section 6.04. Notice shall be deemed given and received as of the date of its manual delivery or three business days after the date of its mailing.

6.05 No Waiver

Grantee's exercise of one remedy or relief under this ARTICLE SIX shall not have the effect of waiving or limiting any other remedy or relief, and the failure to exercise or the delay in exercising any remedy shall not constitute a waiver of any other remedy or relief or the use of such other remedy or relief at any other time.

6.06 Extinguishment of Easement/Condemnation

At the mutual request of Grantor and Grantee, a court with jurisdiction may, if it determines that conditions surrounding the Property have changed so much that it becomes impossible to fulfill the Purpose of this Easement described in Section 0.03, extinguish or modify this Easement in accordance with applicable law.

If at any time the Property or any portion thereof shall be taken or condemned by eminent domain, by the Grantee or by any other governmental entity, then this Easement shall terminate with respect to the Property, or portions thereof so taken or condemned, and the Property shall not be subject to the limitations and restrictions of this Easement. In such event, the Grantor, its successors or assigns, shall not be required to pay any penalties, but the value of the Property shall reflect the limitations of this Easement. Any condemnation award payable to the Grantor shall be in proportion to the value attributable to the residual value of the Property. If the condemnation is undertaken by an entity other than the Grantee, then the remaining portion of the condemnation award shall be payable to the Grantee in proportion to the value attributable to the development rights transferred hereby.

ARTICLE SEVEN

MISCELLANEOUS

7.01 Entire Understanding

This Easement contains the entire understanding between its parties concerning its subject matter. Any prior agreement between the parties concerning its subject matter shall be merged into this Easement and superseded by it.

7.02 Amendment

This Easement may be amended only with the written consent of Grantee and current Grantor and in accordance with any applicable State and local laws. Any such amendment shall be consistent with the Purpose of this Easement and shall comply with the Town Code and any regulations promulgated hereunder and shall be duly recorded.

This Easement is made with the intention that it shall qualify as a Conservation Easement in perpetuity under Internal Revenue Code §170(h). The parties agree to amend the provisions of this Easement if such amendment shall be reasonably necessary, to entitle Grantor to meet the requirements of §170(h). Any such amendment shall apply retroactively in the same manner as if such amendment or amendments had been set forth herein.

7.03 Alienation

No property rights acquired by Grantee hereunder shall be alienated except pursuant to the provisions of Chapter 50 of the Town Code or any successor chapter and other applicable laws, upon the adoption of a local law authorizing the alienation of said rights and interest, following a public hearing and, thereafter, ratified by a mandatory referendum by the electors of the Town of Shelter Island. No subsequent amendment of the provisions of the Town Code shall alter the limitations placed upon

the alienation of those property rights or interests which were acquired by the Town prior to any such amendment.

In addition to the limitations set forth above, Grantee shall have the right to transfer all or part of this Easement to any public agency, or private non-governmental organization, that at the time of transfer is a "qualified organization" under §170(h) of the Internal Revenue Code, provided that transferee expressly agrees to assume the responsibility imposed on the Grantee by this Easement.

Any such easement transfer must be approved by the Grantor or any subsequent owner. If the Grantee ever ceases to exist, a court of competent jurisdiction may transfer this Easement to another qualified public agency that agrees to assume the responsibilities imposed by this Easement.

7.04 Severability

Any provision of this Easement restricting Grantor's activities, which is determined to be invalid or unenforceable by a court shall not be invalidated. Instead, that provision shall be reduced or limited to whatever extent that court determines will make it enforceable and effective. Any other provision of this Easement that is determined to be invalid or unenforceable by a court shall be severed from the other provisions, which shall remain enforceable and effective.

7.05 Governing Law

New York law applicable to deeds to and easements on land located within New York shall govern this Easement in all respects, including validity, construction, interpretation, breach, violation and performance.

7.06 Interpretation

Regardless of any contrary rule of construction, no provision of this Easement shall be construed in favor of one of the parties because it was drafted by the other party's attorney. No alleged ambiguity in this Easement shall be construed against the party whose attorney drafted it. If any provision of this Easement is ambiguous or shall be subject to two or more interpretations, one of which would render that provision invalid, then that provision shall be given such interpretation as would render it valid and be consistent with the purposes of this Easement. Any rule of strict construction designed to limit the breadth of the restrictions on use of the Property shall not apply in the construction or interpretation of this Easement, and this Easement shall be interpreted broadly to affect the purposes of this Easement as intended by the parties. The parties intend that this Easement, which is by nature and character primarily

negative in that Grantor has restricted and limited its right to use the Property, except as otherwise recited herein, be construed at all times and by all parties to effectuate its purposes.

7.07 Public Access

Nothing contained in this Easement grants, nor shall it be interpreted to grant, to the public, any right to enter upon the Property, except as permitted by Grantor, or to use images of the Property. Grantee may use images of the Property only for non-commercial reporting of this Easement.

7.08 Warranties

The warranties and representations made by the parties in this Easement shall survive its execution.

7.09 Recording

Grantee shall record this Easement in the land records of the office of the Clerk of the County of Suffolk, State of New York.

7.10 Headings

The headings, titles and subtitles herein have been inserted solely for convenient reference and shall be ignored in its construction.

IN WITNESS WHEREOF, Grantor has executed and delivered and Grantee has accepted and received this Grant of Development Rights Easement on the day and year set forth above.

ACKNOWLEDGED AND ACCEPTED:

Sylvester Manor Educational Farm, Inc., Grantor

BY:_____
Stephen A.W. Searl, Executive Director

SCHEDULE A - DESCRIPTION
REVISED 3/10/2020

REVISED 3/10/2020
ALL that certain plot, piece or parcel of land lying and being in the Town of Shelter Island, County of Suffolk and State of New York, being known as and by 80 North Ferry Road, Shelter Island, New York, said premises also being known as part of "The Manor/Sylvester Manor" as set forth in Deed recorded in Liber 2978 page 494 and also being known as part of Lot 005.010 in District 0700, Section 008.00, Block 01.00 on the Suffolk County Land and Tax Map and being bounded and described as follows:

BEGINNING at a concrete monument at the northerly side of N. Ferry Road (SR 114) at the southwesterly corner of tax lot 005.010;

RUNNING THENCE North 37 degrees 09 minutes 30 seconds East 515.24 feet (deed) 515.10 feet (actual);

THENCE South 68 degrees 41 minutes 20 seconds East, 113.90 feet;

THENCE South 12 degrees 15 minutes 31 seconds West, 195.72 feet;

THENCE South 77 degrees 44 minutes 29 seconds East, 191.25 feet;

THENCE North 12 degrees 15 minutes 31 seconds East, 165.25 feet;

THENCE South 68 degrees 41 minutes 20 seconds East, 219.77 feet to a lath set in water;

THENCE South 4 degrees 17 minutes 05 seconds East, 386.67 feet to a spike set;

THENCE South 83 degrees 27 minutes 50 seconds East, 595.56 feet to a spike set;

THENCE South 06 degrees 32 minutes 10 seconds West, 350.00 feet to a spike set and the northerly side of North Ferry Road;

THENCE along the northerly side of North Ferry Road the following five (5) courses and distances:

1. North 83 degrees 27 minutes 50 seconds West 965.02 feet;

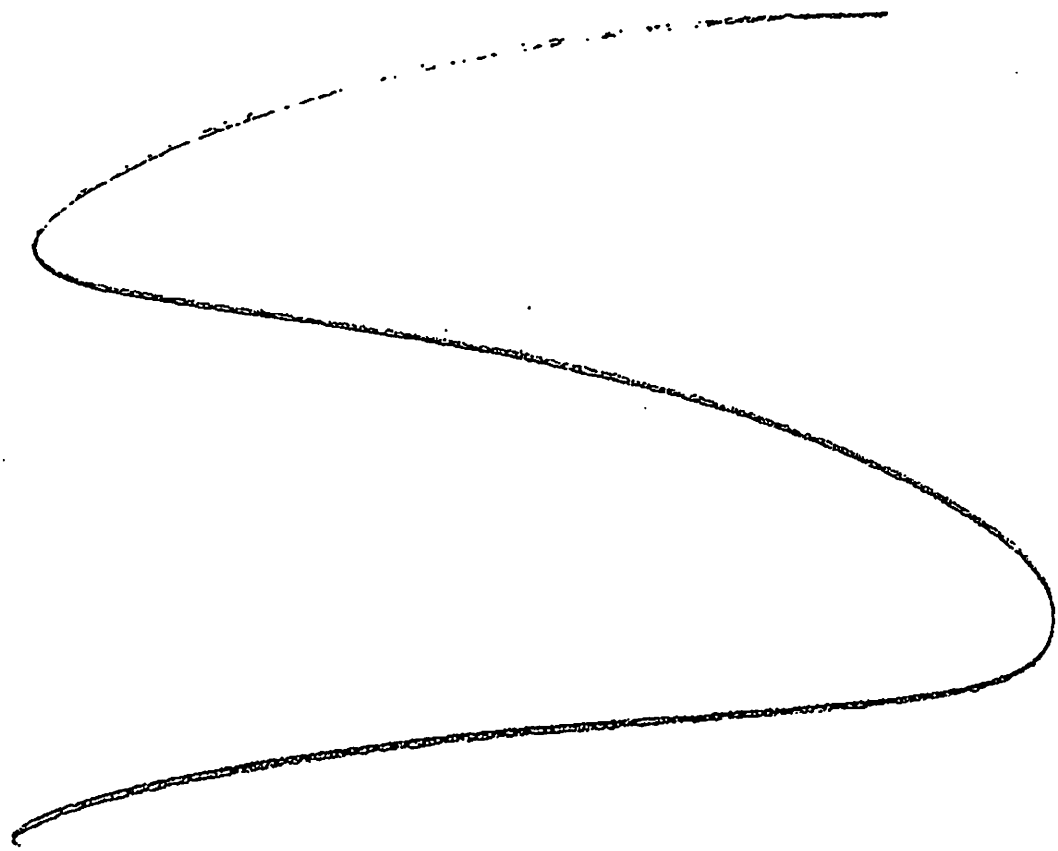
2. Thence North 67 degrees 17 minutes 50 seconds West, 77.44 feet;

3. Thence North 48 degrees 29 minutes 30 second West, 67.62 feet;

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

4. Thence North 33 degrees 06 minutes 50 seconds West, 444.32 feet; and

5. Thence North 64 degrees 53 minutes 35 seconds West, 32.17 feet to the point or place of BEGINNING.



FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

ACKNOWLEDGED AND ACCEPTED:

TOWN OF SHELTER ISLAND, Grantee

BY: _____
Gerard F. Siller, Supervisor

STATE OF NEW YORK)
COUNTY OF SUFFOLK) SS:

On the 19th day of March in the year 2020 before me, the undersigned, personally appeared Stephen A.W. Siart, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

SARA GORDON
Notary Public, State of New York
No. 01GO6193365
Qualified in Suffolk County
Commission Expires 9/15/2020

Sara Gordon
Signature/office of individual taking acknowledgement

STATE OF NEW YORK)
COUNTY OF SUFFOLK) SS:

On this 20 day of MARCH in the year 2020 before me, the undersigned, personally appeared Gerard F. Siller, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Gerard F. Siller
Signature/office of individual taking acknowledgement

Sworn to before me this 20th
day of March, 2020.
Dorothy A. Ogar
Notary Public
DOROTHY S. OGAR
Notary Public, State of New York
No. 52-8200218, Suffolk County
Commission Expires August 31, 2022

SCHEDULE D

EPF-220814-L3
Sylvester Manor House Rehabilitation
C20814GG
22PR09162

PRESERVATION COVENANT

THIS INDENTURE, made this 23 day of September, 2024, by and between the Sylvester Manor Educational Farm, Inc. (hereinafter referred to as the "OWNER" or "CONTRACTOR" or "GRANTOR") with offices at PO Box 2029, Shelter Island, New York 11964 and THE PEOPLE OF THE STATE OF NEW YORK, acting by and through their Commissioner of Parks, Recreation and Historic Preservation (hereinafter referred to as the "STATE" or "GRANTEE") having an address at Albany, New York 12238 (For USPS Mail) with offices at 625 Broadway, Albany, New York 12207 (For Physical Delivery).

WITNESSETH:

WHEREAS, pursuant to the Environmental Protection Act, Title 9 of Article 54 of the Environmental Conservation Law, the STATE administers a program providing grants to municipalities and not-for-profit corporations to restore and develop historic properties which are listed on the National or State Registers of Historic Places; and

WHEREAS, the OWNER has title to certain historic real property along with the improvements located thereon, which is more particularly described in a deed from Eben Fiske Ostby to the OWNER dated June 23, 2014, and recorded on July 10, 2014 in the Suffolk County Clerk' s Office, in Liber D12780 of Deeds at Page 474, and made a part hereof as Exhibit A; and

WHEREAS, a portion of the parcel described in Exhibit A is identified and described in Exhibit B, is referred to herein as "the SUBJECT PROPERTY"; and

WHEREAS, the OWNER has been awarded $500,000.00 pursuant to grant agreement no. C20814GG for the Sylvester Manor House Rehabilitation on the SUBJECT PROPERTY, with an address at 80 North Ferry Road, Shelter Island, NY 11964 and such award is conditioned on the satisfaction of certain duties and obligations.

NOW, THEREFORE, in consideration of the receipt of the State funds mentioned above, the OWNER does hereby covenant and agree to the following restrictions in relation to the SUBJECT PROPERTY.

1. Scope of Covenant. This restriction shall be binding on the OWNER in relation to the exterior of the structures on, as well as the grounds of, the SUBJECT PROPERTY.

2. Covenant Running with the Land. This restriction constitutes a covenant running with the land, and all successive future owners shall have the same obligations as the OWNER for as long as the restriction is in effect.

3. Purpose. The purpose of this restriction is to preserve the SUBJECT PROPERTY as a historic resource and to ensure that a public benefit is derived from the expenditure of public funds.

4. Public Access. The OWNER agrees to permit the public to have access to the SUBJECT PROPERTY as follows: An easement for public access and all lawful purposes, including of ingress, egress and utilities and a right-of-way twenty-five (25) feet in width in favor of the above described premises over and through the lands of Sylvester Manor Educational Farm, is described in Exhibit A herein.

5. Term of Restriction. This restriction shall be binding upon the OWNER for 25 years from the date of the recording of this instrument.

6. Maintenance Required. The SUBJECT PROPERTY shall be kept and maintained in reasonably good order, condition and repair and in accordance with The Secretary of the Interior' s Standards for the Treatment of Historic Properties 1995, The Secretary of the Interior' s Standards and Guidelines for Archeological Documentation, The Secretary of the Interior' s Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes or any other applicable Secretary of the Interior' s Standards (collectively referenced as "STANDARDS").

7. Alterations to SUBJECT PROPERTY.

(a) Before plans for any proposed construction, alteration or demolition affecting the SUBJECT PROPERTY are finalized, the OWNER will provide such information to the STATE as will reasonably inform the STATE as to the work to be performed, the scope of the work, details of the treatment and materials and application, along with any other documentation requested by the STATE that is reasonably needed to define the nature and character of the work to be performed and the anticipated period of time in which the work is estimated to be completed. The provisions of this paragraph shall not apply if the changes are clearly of a minor nature and not affecting architectural, archeological or historic values of the SUBJECT PROPERTY.

(b) Secretary of the Interior' s Standards. No alteration work affecting the SUBJECT PROPERTY shall commence until the OWNER has received written certification from the STATE that all work is anticipated to be in substantial conformance with the STANDARDS.

8. Damage or Destruction to SUBJECT PROPERTY.

(a) As early as practicable after damage or destruction to the SUBJECT PROPERTY, whether caused by the OWNER or through a cause beyond the OWNER' S control, the OWNER will notify the STATE in writing of such damage or destruction. The notice will include (1) an assessment of the nature and extent of the damage; (2) an estimate of the restoration/reconstruction work necessary to return the SUBJECT PROPERTY to the condition existing at the time of completion of the State-funded work, along with any plans and specifications prepared for the work required; and (3) a description of any emergency work already completed. The OWNER shall restore/reconstruct the SUBJECT PROPERTY according to paragraph seven of this agreement, if in the opinion of the STATE the purpose and intent of this restriction will thereby be served. In no circumstance will the STATE require the OWNER to expend more than the amount of the grant award referenced above for the restoration/reconstruction of the SUBJECT PROPERTY.

(b) If the STATE has determined that it is not feasible to restore/reconstruct the SUBJECT PROPERTY, and the SUBJECT PROPERTY has been so damaged that the qualities that resulted in its being listed on the National or State Registers of Historic Places have been lost, the STATE will take steps to remove the SUBJECT PROPERTY from the National or State Registers. If the SUBJECT PROPERTY is removed, the STATE will notify the OWNER in writing that this Preservation Covenant is null and void.

(c) If destruction is determined to be due to a deliberate act of the OWNER or caused by the gross negligence of the OWNER, the OWNER may be required to repay to the STATE an amount equal to one and one-half times the State funds expended on the SUBJECT PROPERTY.

9. Violations. In the event of a violation of any provision of this covenant the STATE may, at its option, and following reasonable notice to the OWNER, exercise any or all of the following remedies:

(a) declare the grant forfeited and demand the return of all funds disbursed under the grant agreement.

(b) declare the grant forfeited and demand the return of all funds disbursed under the grant agreement plus a penalty equal to 1/2 of the amount of the grant.

(c) enter the SUBJECT PROPERTY, correct any violation of the terms of this covenant, restore the SUBJECT PROPERTY to its prior condition, and hold the OWNER or any successor in interest responsible for the cost thereof.

(d) institute suit to enjoin such violations and, if appropriate, require the restoration of the SUBJECT PROPERTY to its prior condition.

In addition to the remedies set forth above, the STATE shall have all legal and equitable remedies to enforce the OWNER' S obligations under this agreement, and in the event the OWNER or any successor in interest is found to have violated such obligations, the OWNER or such successor shall reimburse the STATE for any costs and expenses incurred in connection with the enforcement of this agreement, including court costs and attorney' s fees.

10. OWNER' S Rights to Use. Except as provided in paragraph four of this agreement, nothing in this covenant shall be construed to convey to the public a right of access or use of the property and the OWNER, its heirs, successors and assigns shall retain the exclusive right to such access and use.

11. Amendment. This covenant may also be modified in accordance with the common and statutory laws of the State of New York applicable to the modification of covenants running with the land. To this end, OWNER and the GRANTEE shall mutually have the right, in their sole discretion, to agree to amendments to this covenant.

12. Waivers. A waiver of any breach of any covenant, term, condition or limitation of this agreement shall not constitute a waiver of any other or any later breach of any covenant, term, condition or limitation, nor shall it otherwise prevent the enforcement of such breach.

13. Severability. The parties to this agreement agree that all covenants, easements and restrictions in this agreement shall be severable, and that should any covenant, easement or restriction in this agreement be declared invalid or unenforceable, the remaining covenants, easements and restrictions shall not terminate.

14. Binding Upon Successors. The foregoing representations, covenants, terms and conditions are expressly understood as being binding upon the OWNER, all heirs, executors, administrators, assigns and successors of the OWNER and all other persons whatsoever, real or artificial, having or claiming any interest in the SUBJECT PROPERTY and, together with this paragraph, shall be inserted in all instruments which dispose of any interest in the SUBJECT PROPERTY, but whether or not so inserted, shall be deemed by all persons to have been inserted.

15. Recording of Covenant. The STATE shall record this instrument in the County Clerk' s Office and shall provide the OWNER with proof of such recording.

16. The OWNER shall not sell, lease or otherwise convey the SUBJECT PROPERTY, in whole or in part, unless it shall have first received the written approval of the STATE.

IN WITNESS WHEREOF, the OWNER and the STATE have hereunto set their hands the day and year first above written.

Sylvester Manor Educational Farm, Inc.

Signed _____

By Steven Searl

Title Executive Director

The People of the State of New York through the Commissioner of Parks, Recreation and Historic Preservation

By: _____
Roger Daniel Mackay
Its: Deputy Commissioner for Historic Preservation

Laurie Beni
Notary Public, State of New York
No. 01BE6130200
Qualified in Suffolk County
Commission Expires: 7/11/2009 25

Sylvester Manor Educational Farm, Inc.

STATE OF NEW YORK)
) SS.:
County of Suffolk)

On the 3 day of June in the year 2024 before me, the undersigned, personally appeared Stephen Searl, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public, State of New York

The People of the State of New York through the Commissioner of Parks, Recreation and Historic Preservation

STATE OF NEW YORK)
)SS.:
County of Saratoga)

On the 23 day of September in the year 2024, before me, the undersigned, personally appeared **Roger Daniel Mackay**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public, State of New York

JUSTIN M. COUNTRYMAN
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Rensselaer County
01CO6357355
MY COMMISSION EXPIRES 04/17/20 27

Exhibit A

All that certain plot piece or parcel of land in the Town of Shelter Island, County of Suffolk, State of New York and designated as District 700, Section 7, Block 7, Lot 5.10 in the Real property Tax Service Agency of the County of Suffolk, said parcel being land now or formerly of Sylvester Manor Educational Farm, Inc.

BEGINNING at the intersection of the westerly line of Manhanset Road with the northerly line of Manwaring Road;

Thence along the northerly line of Manwaring Road the following two (2) courses:

1. N 74° 16' 20" W, 661.18 feet;
2. N 81° 43' 20" W, 1,398.18 feet;

Thence continuing along the northerly line of N. Ferry Road, NY State Route 114, the following (5) courses:

1. N 83° 27' 50" W, 1,258.10 feet;
2. N 67° 17' 50" W, 77.44 feet;
3. N 48° 29' 30" W, 67.62 feet;
4. N 33° 06' 50" W, 444.32 feet;
5. N 64° 53' 35" W, 32.17 feet;

Thence along lands now or formerly of the Town of Shelter Island, N 24° 50' 00" E, 349.30 feet;

Thence along the Mean High Water Line of Gardiner Creek to a point at a tie line course of N 51° 48' 25" E, 170.47 feet;

Thence along the lands of Wigland116 LLC, the following two (2) courses:

1. S 68° 41' 20" E, 464.42 feet;
2. N 21° 18' 40" E, 200.00 feet;

Thence along the lands now or formerly of Sylvester Manor, formerly of Eben Fiske Ostby, the following three (3) courses:

1. N 88° 33' 17" E, 506.54 feet;
2. N 11° 11' 36" E, 310.99 feet;
3. N 33° 24' 19" W, 519.93 feet;

Thence along the Mean High Water Line of Gardiner Creek the following thirteen (13) tie line courses:

1. N 25° 02' 36" E, 109.93 feet;
2. N 79° 32' 30" E, 341.73 feet;
3. N 01° 19' 49" W, 121.85 feet;
4. N 79° 26' 37" W, 219.92 feet;
5. N 10° 08' 48" E, 80.97 feet;
6. N 08° 00' 27" E, 151.00 feet;
7. N 50° 31' 33" W, 176.21 feet;
8. N 54° 49' 57" E, 582.49 feet;
9. N 71° 59' 24" E, 130.55 feet;

10. N 44° 44' 19" W, 155.96 feet;
11. S 85° 44' 00" W, 148.73 feet;
12. N 30° 51' 49" W, 212.77 feet;
13. N 25° 57' 56" E, 127.12 feet;

Thence along the southeasterly line of Winthrop Road, along a curve having a radius of 285.19 feet, a length of 509.44 feet, said curve subtended by a chord bearing N 45-44-09 E, 444.36 feet;

Thence continuing along the easterly line of Winthrop Road, N 05° 26' 10" W, 7.19 feet;

Thence along the southerly lines of lands now or formerly of Zeuschner, Marital Trust UA Fifth, Cobbetts Lane LLC, Cobbetts Lane Two LLC, Kilb Family Trust, Laspia, and Fleckenstein III the following six (6) courses:

1. S 88° 11' 10" E, 762.39 feet;
2. N 05° 30' 20" E, 8.40 feet;
3. S 87° 31' 40" E, 530.44 feet;
4. S 88° 29' 20" E, 400.91 feet;
5. S 65° 57' 50" E, 13.22 feet;
6. S 89° 11' 00" E, 269.14 feet;

Thence along the westerly line of Manhanset Road the following two (2) courses:

1. S 04° 25' 10" E, 8.10 feet;
2. S 01° 18' 50" E, 22.09 feet;

Thence through the lands now or formerly of Sylvester Manor the following ten (10) courses:

1. N 88° 08' 33" W, 1,506.11 feet;
2. S 08° 07' 58" E, 488.50 feet;
3. S 01° 44' 06" E, 364.91 feet;
4. S 03° 09' 43" W, 202.39 feet;
5. S 86° 55' 35" E, 71.89 feet;
6. N 08° 37' 45" E, 85.32 feet;
7. N 25° 56' 51" E, 93.30 feet;
8. N 52° 38' 07" E, 105.01 feet;
9. N 72° 01' 27" E, 76.09 feet;
10. N 88° 27' 26" E, 1,171.98 feet;

Thence along the westerly line of Manhanset Road, S 01° 18' 50" E, 50.00 feet;

Thence through the lands now or formerly of Sylvester Manor the following fifteen (15) courses:

1. S 88° 27' 26" W, 199.99 feet;
2. S 01° 32' 34" E, 200.25 feet;
3. S 88° 27' 26" W, 400.00 feet;
4. N 01° 32' 34" W, 200.25 feet;
5. S 88° 27' 26" W, 564.56 feet;
6. S 72° 01' 27" W, 60.33 feet;

7. S 52° 38' 07" W, 84.60 feet;
8. S 25° 56' 51" W, 73.83 feet;
9. S 08° 37' 45" W, 72.84 feet;
10. S 05° 26' 24" E, 561.94 feet;
11. S 06° 11' 20" W, 87.79 feet;
12. S 12° 49' 12" E, 819.89 feet;
13. S 82° 04' 42" E, 146.84 feet;
14. S 03° 30' 44" E, 420.61 feet;
15. S 76° 32' 57" E, 949.49 feet;

Thence along the westerly line of Manhanset Road, S 04° 13' 00" W, 729.04 feet to the POINT OF BEGINNING containing an area of 137.057 acres more or less as shown on a survey map prepared by F. Michael Hemmer, LS, P.C., Sag Harbor, NY.

Exhibit B

All that certain plot, piece or parcel of land, situate lying and being at Sylvester Manor, Town of Shelter Island, County of Suffolk, State of New York being part of the lands now or formerly of Sylvester Manor Educational Farm, Inc. and being part of Tax Lot 5.10, Block 1, Section 8, District 700 as designated on the land and tax maps of the County of Suffolk Real Property Tax Service Agency, more particularly bounded and described as follows:

COMMENCING at the intersection of the northerly line of Manwaring Road with the westerly line of Manhanset Road and running thence along said northerly line of Manwaring Road the following two (2) courses:

1. N 74° 16' 20" W, 661.18 feet;
2. N 81° 43' 20" W, 1,353.95 feet;

Thence through the lands of Sylvester Manor, N 08° 16' 40" E, 1,578.69 feet to the POINT OF BEGINNING;

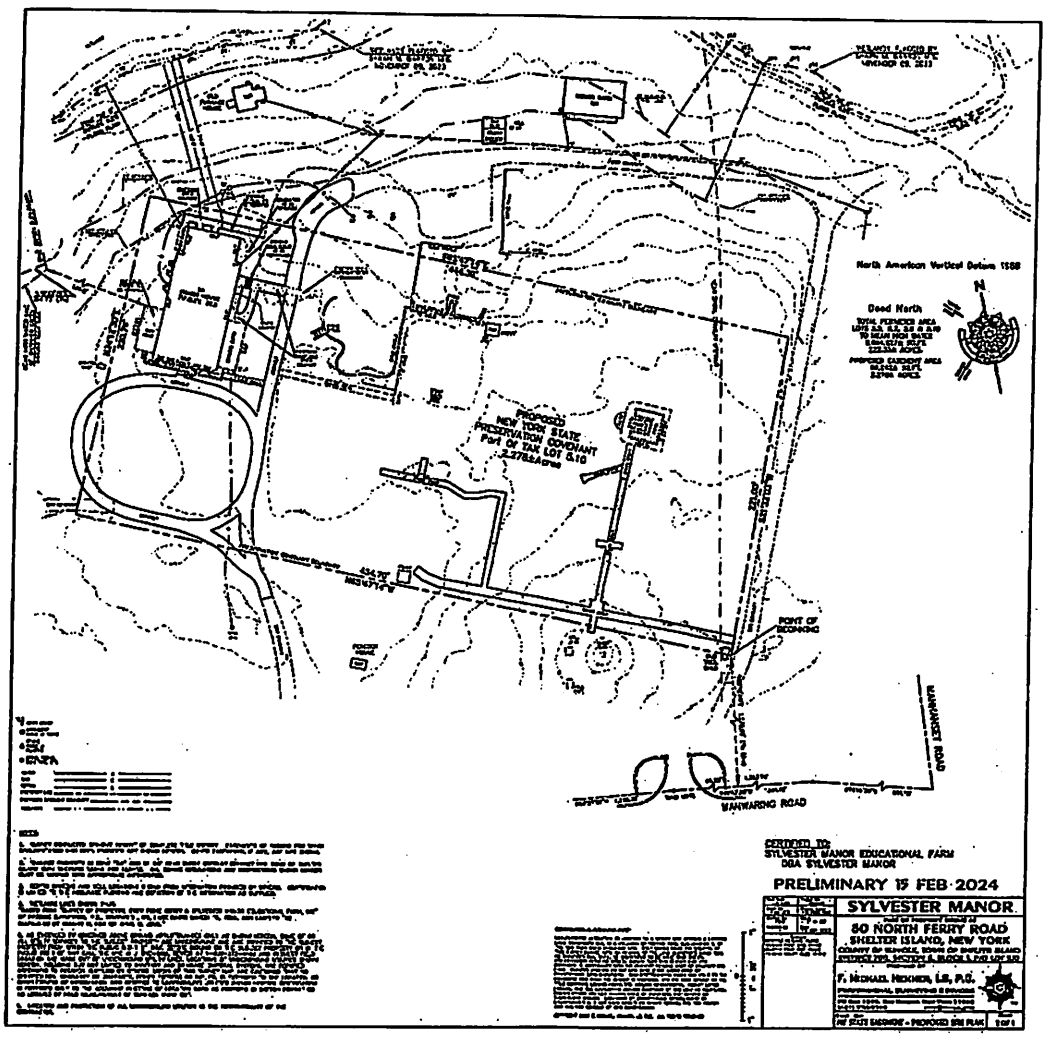
Thence through the lands of Sylvester Manor Educational Farm the following four (4) courses:

1. N 65° 47' 14" W, 454.70 feet;
2. N 24° 12' 30" E, 220.76 feet;
3. S 65° 47' 14" E, 444.39 feet;
4. S 21° 32' 03" W, 221.00 feet

to the POINT OF BEGINNING, having an area of 2.278 acres more or less, all as shown on a map prepared by F. Michael Hemmer, LS, P.C., Sag Harbor, NY.

TOGETHER WITH:

An easement for all lawful purposes, including of ingress, egress and utilities and a right-of-way twenty-five (25) feet in width in favor of the above described premises over and through the lands of Sylvester Manor Educational Farm described in Exhibit A herein, along and containing portions of the existing dirt road and driveway crossing over said lands and connecting to those portions extending from North Ferry Road, provided, however, that this easement and right-of-way shall expire and be of no further force or effect at such time as Sylvester Manor Educational Farm, or their heirs or assigns or successors in interest, shall, at their expense, provide comparable other lawful access and utility services for the above described premises across the aforementioned lands of Sylvester Manor Educational Farm.


North American Vertical Datum 1988
Deed North
PROPOSED NEW YORK STATE PRESERVATION COVENANT Part Of Tax Lot 5.10
POINT OF BEGINNING
MANWARING ROAD
MANWARING ROAD
CERTIFIED TO:
SYLVESTER MANOR EDUCATIONAL FARM
DBA SYLVESTER MANOR
PRELIMINARY 15 FEB 2024
SYLVESTER MANOR
80 NORTH FERRY ROAD
SHELTER ISLAND, NEW YORK
F. RICHARD HICKMOTT, L.S., P.C.

LEGEND

- B# BUILDING #
- BT# TRUCK BODY #
- SIGN
- STONE WALL
- FENCE
- DI DRAINAGE INLET
- MONT. WELL MONITORING WELL
- HYD HYDRANT
- WV WATER VALVE
- GV GAS VALVE
- LPG GAS TANK
- ELECTRIC SERVICE
- UP UTILITY POLE
- GUY WIRE
- MH MAN HOLE
- WETLANDS FLAG
- WETLANDS FLAG

- MONUMENT CONC or STONE
- STAKE WOOD or PLASTIC
- SPIKE, REBAR, IRON PIPE, ETC
- WATER
- ELECTRIC U/G
- ELECTRIC U/G PROPOSED
- TV/CABLE
- WETLANDS (2023)
- WETLANDS (RECORD)

NORTH
NY STATE 2023
AERIAL IMAGERY

UTILITY EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	40.52	N00°48'51"E
L2	125.72	N32°54'10"E
L3	58.04	N40°29'51"E
L4	80.15	N32°52'02"E
L5	52.35	N27°21'47"E
L6	71.88	N09°29'00"E
L7	81.00	N03°53'20"W
L8	143.58	N09°01'08"W
L9	135.34	N08°55'30"E
L10	46.76	N02°51'00"E
L11	111.12	N05°00'07"W
L12	107.79	N02°55'42"W
L13	65.38	N13°10'13"W
L14	45.98	N24°33'04"W
L15	40.07	N32°15'10"W
L16	47.66	N04°10'27"W
L17	96.36	N11°10'07"E
L18	145.01	N09°03'23"E
L19	35.69	N39°27'03"E
L20	45.83	N56°00'51"E
L21	44.00	N63°32'04"E
L22	10.00	S26°27'55"E
L23	43.34	S63°32'04"W
L24	43.72	S56°00'51"W
L25	31.52	S39°27'03"W
L26	142.48	S09°03'23"W
L27	95.20	S11°10'07"W
L28	43.81	S04°10'27"E
L29	38.24	S32°15'10"E
L30	47.65	S24°33'04"E
L31	67.27	S13°10'13"E
L32	108.51	S02°55'42"E
L33	111.63	S05°00'07"E
L34	47.98	S02°51'00"W
L35	134.29	S08°55'30"W
L36	142.45	S09°01'08"E
L37	82.62	S03°53'20"E
L38	74.63	S09°29'00"W
L39	53.72	S27°21'47"W
L40	81.92	S32°52'02"W
L41	58.00	S40°29'51"W
L42	122.21	S32°54'10"W
L43	39.04	S00°48'51"W
L44	10.07	N81°43'20"W

TOTAL PERIMETER AREA
LOTS 5.3, 5.5, 5.7, 5.8, 5.9 & 5.10
TO MEAN HIGH WATER
10,240,748± SQ.FT.
235.095± ACRES

LOT 700-07-07-16
29,387± SQ.FT.
0.675± ACRES

LOT 700-07-07-22
7,797± SQ.FT.
0.179± ACRES

LOT 700-08-01-5.3
79,998± SQ. FT.
1.837± ACRES

LOT 700-08-01-5.5
1,143,694± SQ. FT.
26.256± ACRES

LOT 700-08-01-5.7
80,250± SQ. FT.
1.842± ACRES

LOT 700-08-01-5.8
2,490,505± SQ. FT.
57.174± ACRES

LOT 700-08-01-5.9
476,077± SQ. FT.
10.929± ACRES

LOT 700-08-01-5.10
5,970,224± SQ. FT.
137.057± ACRES

NOTES:

1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.

2. SUBJECT PROPERTY IN ZONES "AA", "B" AND IN THE NEAR SHORE OVERLAY DISTRICT PER TOWN OF SHELTER ISLAND CODE SECTIONS 133-4 AND 133-12. **ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.**

3. SUBJECT PROPERTY INCLUDES DEEDS FOR THE FOLLOWING INDIVIDUAL LOTS:
   - LOT 5.5 LIBER 12701 PAGE 499, DATED AUGUST 8, 2012
   - LOT 5.6 LIBER 12777 PAGE 812, DATED JUNE 18, 2014
   - LOT 5.7 LIBER 12780 PAGE 475, DATED JUNE 23, 2014
   - LOT 5.8 LIBER 12721 PAGE 522, DATED NOVEMBER 13, 2012
   - LOT 5.9 LIBER 13199 PAGE 146, DATED FEBRUARY 09, 2023
   - LOT 5.10 LIBER 12780 PAGE 474, DATED JUNE 23, 2014
   - LOT 16 LIBER 12780 PAGE 475, DATED JUNE 23, 2014
   - LOT 22 LIBER 12780 PAGE 475, DATED JUNE 23, 2014

4. ALL NATURAL FEATURES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO BLUFF CREST AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.

5. BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) OR FILE MAP (M) VALUES.

6. SUBJECT PROPERTY ENCUMBERED BY:
   - DEED OF CONSERVATION EASEMENT, DATED DECEMBER 23, 2009 AND RECORDED IN LIBER 12610 PAGE 623;
   - EASEMENT AND RIGHT OF WAY DATED, DECEMBER 26, 1979 AND RECORDED IN LIBER 8751 CP 320;
   - MEMORANDUM OF LEASE DATED, JUNE 16, 2014 AND RECORDED IN LIBER 12777 PAGE 812;
   - UTILITY EASEMENT DATED JUNE 14 2017, AND RECORDED IN LIBER 12916 PAGE 629.
   - EASEMENT DATED MARCH 23, 2020, AND RECORDED IN LIBER 13114 PAGE 502.

7. SEPTIC SYSTEMS AND WELL LOCATIONS SHOWN FROM INFORMATION PROVIDED BY OTHERS. CERTIFICATION IS LIMITED TO THE ACCURATE PLOTTING AND DEPICTION OF THE INFORMATION AS SUPPLIED.

8. TOPOGRAPHIC TERRAIN CONTOURS SHOWN HEREON ARE COMPUTED FROM AERIAL LIGHT DETECTION AND RANGING (LIDAR) DATA OBSERVED BY THE NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION – UNITED STATES GEOLOGICAL SURVEY (NOAA/USGS) APRIL 2014. SPOT GRADES SHOWN HEREON ARE GROUND OBSERVATIONS AS OF THE ORIGINAL DATE OF THIS SURVEY MAP.

9. ORTHOMETRIC AERIAL PHOTOGRAPHY (WHEN SHOWN) OBTAINED FROM 2/26/2016 THROUGH 3/3/2016 BY THE NY STATE INFORMATION TECHNOLOGY SERVICES, GEOGRAPHIC INFOMATIONS SYSTEMS PROGRAM OFFICE (NYS ITS GIS PROGRAM OFFICE).

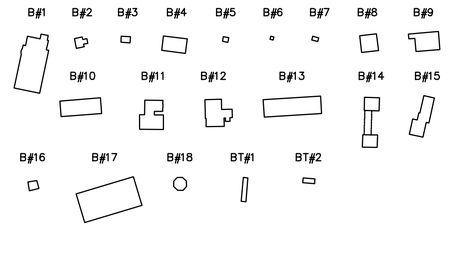
10. WETLANDS LINES SHOWN THUS:
TRACED FROM "SURVEY OF PROPERTY; EBEN FISKE OSTBY & SYLVESTER MANOR EDUCATIONAL FARM, INC" BY PECONIC SURVEYORS, P.C., SOUTHOLD , NY, LAST DATED MARCH 16, 2016, AND LABELED "AS DELINEATED BY ROBERT H. FOX ON APRIL 8, 2009." WETLANDS FLAGGED BY PECONIC ENVIRONMENTAL ASSOCIATES, INC., JUNE 10, 2015. WETLANDS FLAGGED BY SHAWN M. BARRON M.S., NOVEMBER 09, 2023.

11. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OR OR ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC & LI ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED IN SKETCH FORMAT OR AS LOCATED BY FIELD MEASUREMENT OF SURFACE MARK OUT.

12. LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING BUILDING LEGEND

REF#	NAME
B#1	MANOR HOUSE
B#2	OLD FURNACE HOUSE
B#3	OLD PUMP HOUSE
B#4	MOWER BARN
B#5	PRIVY
B#6	OLD TOOL SHED
B#7	PEACOCK HOUSE
B#8	EVENT BARN
B#9	GLOVER BARN
B#10	LONG BARN
B#11	OLD FARMHOUSE
B#12	PRIVATE RESIDENCE OWNED BY OTHERS
B#13	GREENHOUSE
B#14	FARMSTAND
B#15	PRIVATE RESIDENCE OWNED BY OTHERS
B#16	QUAKER MEETING PAVILLION
B#17	POLE BARN
B#18	WINDMILL
BT#1	TEMPORARY PUBLIC RESTROOMS, CREW BATHROOMS & LAUNDRY
BT#2	TEMPORARY CREW KITCHEN



WELL LEGEND

WELL#1A DOMESTIC FOR B#1
WELL#2 IRRIGATION AT B#3 (ABANDONED)
WELL#3 DOMESTIC AT B#10, B#1, B#2
WELL#4 DOMESTIC AT B#12
WELL#5 IRRIGATION AT B#14
WELL#6 IRRIGATION (CAPPED)
WELL#7 IRRIGATION AT B#17

TABLE OF AREAS	(SQ. FT.)
TAX LOT 5.10 INCL LOT 5.6	5,970,378
EXISTING TOTAL BUILDING COVERAGE	20,073
PROPOSED TOTAL BUILDING COVERAGE	19,971
ALLOWED TOTAL BUILDING COVERAGE (5,970,378 * 0.25)	1,492,595
EXISTING TOTAL LOT COVERAGE	36,892
PROPOSED TOTAL LOT COVERAGE	37,305
ALLOWED TOTAL LOT COVERAGE (5,970,378 * 0.40)	2,388,151

TABLE OF AREAS	(SQ. FT.)
TAX LOT 5.9	476,077
EXISTING TOTAL BUILDING COVERAGE	0
PROPOSED TOTAL BUILDING COVERAGE	0
ALLOWED TOTAL BUILDING COVERAGE (476,077 * 0.25)	119,019
EXISTING TOTAL LOT COVERAGE	0
PROPOSED TOTAL LOT COVERAGE	0
ALLOWED TOTAL LOT COVERAGE (476,077 * 0.40)	190,430

TABLE OF AREAS	(SQ. FT.)
TAX LOT 5.8	2,490,505
EXISTING TOTAL BUILDING COVERAGE	0
PROPOSED TOTAL BUILDING COVERAGE	0
ALLOWED TOTAL BUILDING COVERAGE (2,490,505 * 0.25)	622,626
EXISTING TOTAL LOT COVERAGE	0
PROPOSED TOTAL LOT COVERAGE	0
ALLOWED TOTAL LOT COVERAGE (2,490,505 * 0.40)	996,202

TABLE OF AREAS	(SQ. FT.)
TAX LOT 5.7	80,250
EXISTING TOTAL BUILDING COVERAGE	0
PROPOSED TOTAL BUILDING COVERAGE	0
ALLOWED TOTAL BUILDING COVERAGE (80,250 * 0.25)	20,062
EXISTING TOTAL LOT COVERAGE	0
PROPOSED TOTAL LOT COVERAGE	0
ALLOWED TOTAL LOT COVERAGE (80,250 * 0.40)	32,100

TABLE OF AREAS	(SQ. FT.)
TAX LOT 5.5	1,143,694
EXISTING TOTAL BUILDING COVERAGE	0
PROPOSED TOTAL BUILDING COVERAGE	0
ALLOWED TOTAL BUILDING COVERAGE (1,143,694 * 0.25)	285,924
EXISTING TOTAL LOT COVERAGE	0
PROPOSED TOTAL LOT COVERAGE	0
ALLOWED TOTAL LOT COVERAGE (1,143,694 * 0.40)	457,478

TABLE OF AREAS	(SQ. FT.)
TAX LOT 16	29,387
EXISTING TOTAL BUILDING COVERAGE	0
PROPOSED TOTAL BUILDING COVERAGE	
ALLOWED TOTAL BUILDING COVERAGE (29,387 * ?.??)	
EXISTING TOTAL LOT COVERAGE	0
PROPOSED TOTAL LOT COVERAGE	
ALLOWED TOTAL LOT COVERAGE (29,387 * ?.??)	

TABLE OF AREAS	(SQ. FT.)
TAX LOT 22	7,797
EXISTING TOTAL BUILDING COVERAGE	0
PROPOSED TOTAL BUILDING COVERAGE	
ALLOWED TOTAL BUILDING COVERAGE (7,797 * 0.25)	1,949
EXISTING TOTAL LOT COVERAGE	0
PROPOSED TOTAL LOT COVERAGE	
ALLOWED TOTAL LOT COVERAGE (7,797 * 0.40)	3,119

ALL ALLOWED AREAS FOR ZONE AA ; TOTAL COVERAGE INCLUDES ALL IMPERVIOUS SURFACES

CERTIFIED TO:
SYLVESTER MANOR EDUCATIONAL FARM, INC,
DBA SYLVESTER MANOR

1" = 120'

CERTIFICATION & ALTERATION NOTE:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

STATE OF NEW YORK — LICENSED LAND SURVEYOR — 051134

Field Work: JLA IV	Project No: 18-108
Drawn By: TMH JER	Drawing Name: 18-108 BASE 2025 PROP
Checked By: ROH	Scale: 1" = 120'
Reviewed By: FD	Date: 28 JAN 2019

Revisions:
11APR19 REV LOT 5.6 & CALCS
16APR19 SMEFI COMMENTS
27JAN20 CNSRVTN EASEMENT
01MAR21 LOC. UG UTILITY
07JUL21 LOC. UG UTILITY + SHED AT WINDMILL AREA
19APR22 LOT 5.3 AREA ONLY
20NOV23 WETLAND FLAGS
05JAN24 LOT 5.10 SETBACKS
15JAN24 BASE SURVEY TRANS
30JAN24 PROP PLAN NYS AREA
31JAN24 BASE PROP NYS TRANS
15FEB24 NYS COVENANT BASE
22MAY25 O/H ELEC REMOVAL & PROP U/G ELCTRIC
31JUL25 PROP MANOR HOUSE RD

SYLVESTER MANOR

PROPERTY SITUATE AT
80 & 82 NORTH FERRY ROAD
33 & 43A WINTHROP ROAD
SHELTER ISLAND, NEW YORK
COUNTY OF SUFFOLK, TOWN OF SHELTER ISLAND
DISTRICT 700, SECTION 8, BLOCK 1
LOTS 5.3, 5.5, 5.7, 5.8, 5.9, 5.10
DISTRICT 700, SECTION 7, BLOCK 7, LOTS 16 & 22

TSPE TRISTATE PLANNING ENGINEERING & LAND SURVEYING, P.C.
3330 NOYACK ROAD, BUILDING B
SAG HARBOR NY 11963
725-7199 SURVEY@TSPE.COM

Sheet Title: **PROPOSED SITE PLAN BASE MAP**
Sheet 1 OF 1

SYLVESTER MANOR HOUSE

EXTERIOR REHABILITATION AND INTERIOR REUSE AS THE CENTER FOR HISTORY AND HERITAGE

80 NORTH FERRY ROAD, SHELTER ISLAND, NY 11964

01 GENERAL NOTES

THE OWNER OF THE PROJECT SHALL MEAN SYLVESTER MANOR. "SITE" REFERS TO THE IMMEDIATE AREA SURROUNDING THE MANOR HOUSE AND ANY LIMITED ANCILLARY AREAS THAT MAY BE USED DURING CONSTRUCTION.

1. THE WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE CODES, AS WELL AS ALL AGENCIES HAVING JURISDICTION. ALL PERMITS WILL BE SECURED BY AND AT THE THE EXPENSE OF THE CONTRACTOR, WHO SHALL GIVE ALL NOTICES REQUIRED BY LAW. NO WORK SHALL START UNTIL NECESSARY PERMITS ARE ISSUED.
2. FIRE PREVENTION PERMITS WILL BE SECURED, IF REQUIRED, FOR ALL INASTALLATION BY AND AT THE EXPENSES OF THE CONTRACTOR WHO SHALL GIVE ALL NOTICES REQUIRED BY LAW.
3. COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS FOR THE REMOVAL OF HAZARDOUS MATERIALS AND DISPOSAL, IF REQUIRED. THE CONTRACTOR SHALL IMMEDIATELY BRING ANY MATERIALS NOT PREVIOUSLY FOUND TO THE ATTENTION OF THE OWNER.
4. ALL BUILDING EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
5. THE CONTRACTOR SHALL VISIT THE PROJECT SITE DURING THE BID PERIOD TO FAMILARIZE THEMSELVES WITH EXISTING CONDITIONS AND TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING BUILDING AND SITE FEATURES AND EQUIPMENT LISTED DIMENSIONS. ANY QUANTITIES ARE FOR REFERENCE PURPOSES ONLY. IN CASE OF DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS, THEY SHALL BE REPORTED TO THE OWNER AND ARCHITECT, IN WRITING, FOR CORRECTION. WORK PERFORMED AFTER THE DISCOVERY OF A DISCREPANCY AND PRIOR TO RECEIPT OF WRITTEN APPROVAL FOR CORRECTION SHALL BE AT THE CONTRACTOR'S RISK. NO ADDITIONAL COST WILL BE ADDED TO THE PROJECT DUE TO CONTRACTOR'S OVERSIGHT IN VERIFICATION OF EXISTING CONDITIONS.
6. THE CONTRACTOR AND SUBCONTRACTORS SHALL CONSULT AND STUDY THE CONTRACT DOCUMENTS TO DETERMINE HOW THEIR WORK IS AFFECTED UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL COOPERATE WITH ANY OTHER CONTRACTORS EMPLOYED OR RETAINED BY THE OWNER AND SHALL PERFORM THEIR WORK AT SUCH A TIME AND IN SUCH A MANNER AS NOT TO DELAY OR INTERFERE WITH THE CARRYING FORWARD OF THE WORK OF OTHER CONTRACTORS.
8. THE CONTRACTOR SHALL PERFORM THE WORK SO THAT MINIMUM DISRUPTION IS CAUSED TO THOSE PORTIONS OF THE SITE AND BUILDING WHERE THERE IS NO WORK.
9. ACCESS TO ALL AREAS OF THE BUILDING SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE. A MINIMUM OF TWO WEEKS PRIOR NOTICE SHALL BE REQUIRED BEFORE ALTERATION OF ACCESS TO ANY AREAS.
10. CONSTRUCTION OPERATIONS SHALL BE COORDINATED AT ALL TIMES WITH THE OWNER'S REPRESENTATIVE.
11. THE CONTRACTOR SHALL COORDINATE, SCHEDULE, AND EFFECT ANY REQUIRED UTILITY SHUTDOWNS IN COORDINATION WITH THE OWNER. A MINIMUM OF TWO WEEKS PRIOR NOTICE SHALL BE REQUIRED.
12. THE TERM 'TO REMAIN' IS USED TO INDICATE THAT AN ITEM IS EXISTING AND NO MAJOR WORK IS REQUIRED. HOWEVER, THE TERM DOES NOT PRECLUDE PATCHING, RESTORING, REFINISHING, ETC.
13. WHEN PATCHING AND RESTORING ARE CALLED FOR BY THE DOCUMENTS, IT IS NOT TO BE CONSTRUED THAT THESE ARE THE ONLY LOCATIONS WHERE SUCH WORK IS REQUIRED.
14. ALL PATCHING AND RESTORING OF SURFACES IS TO BE DONE WITH MATERIAL AND WORKMANSHIP TO MATCH ADJACENT INTACT SURFACES. REMOVE AND PATCH EXISTING WORK AS REQUIRED TO ACCOMMODATE NEW WORK.
15. ANY EQUIPMENT AND ASSOCIATED CONDUIT, PIPING, DUCTWORK, ETC. SCHEDULED TO REMAIN SHALL BE REMOVED, TEMPORARILY RELOCATED AND REINSTALLED AS REQUIRED TO PERFORM THE WORK.
16. ANY EXISTING SERVICES UNCOVERED BY CUTTING OR REMOVAL OPERATIONS WHICH INTERFERE WITH THE WORK AND WHICH ARE REQUIRED TO BE MAINTAINED AS AN INTEGRAL FUNCTION OF THE BUILDING SHALL BE RELOCATED TO CLEAR THE NEW CONSTRUCTION ALL RELOCATION'S SUBJECT TO APPROVAL.
17. THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND REFUSE FROM THE BUILDING AT THE END OF EACH WORK DAY AND LEGALLY DISPOSED OFF OF THE PROPERTY. NO BURNING OF DEBRIS OR REFUSE IS PERMITTED.
18. WHERE CONFLICTS OCCUR BETWEEN CONTRACT DRAWINGS, SPECIFICATIONS, AND APPLICABLE CODES, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
19. ON DRAWINGS, DIMENSIONS HAVE PREFERENCE OVER SCALE. ALL DRAWINGS TO BE FIELD VERIFIED BY THE CONTRACTOR.
20. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST ACCEPTED TRADE PRACTICES AND AS PER MANUFACTURER'S RECOMMENDATIONS.
21. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES FOR ALL ITEMS AS SPECIFIED IN THE CONTRACT DOCUMENTS. NO MATERIAL OF ANY MANUFACTURER OR PRODUCER SHALL BE ACCEPTED FOR THE USE INTENDED, UNLESS AND UNTIL THE MATERIAL HAS BEEN TESTED FOR COMPLIANCE WITH CODE REQUIREMENTS UNDER TEST METHODS PRESCRIBED BY THE BUILDING CODE.
22. FINISH FACE OF NEW WORK SHALL ALIGN WITH FINISH FACE OF EXISTING WORK.
23. THE CONTRACTOR SHALL PHOTO DOCUMENT THE CONDITION OF THE AREA OF WORK BEFORE WORK COMMENCES. MONTHLY, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH COPIES OF THESE DIGITAL IMAGES.
24. ALL WORK SHALL COMPLY WITH THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION.
25. ALL REASONABLE EFFORTS SHALL BE MADE TO RETAIN THE EXISTING BUILDING FABRIC.
26. ALL SUB-GRADE DISTURBANCE SHALL BE COORDINATED WITH THE OWNER AND THE OWNER'S ARCHAEOLOGIST.
27. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, AND FIRE PROTECTION PLANS FOR ADDITIONAL GENERAL NOTES.

02 STATEMENT OF SIGNIFICANCE

THE MANOR HOUSE IS A UNIQUE TWO-STORY, WOOD-FRAME GEORGIAN/COLONIAL-STYLE HOUSE INITIALLY CONSTRUCTED IN 1737, WITH SEVERAL LATER ADDITIONS DATING TO THE 1840S, 1880S, 1908, 1944, AND 1964. THE UNIQUENESS OF THE MANOR HOUSE IS BOUND TO ITS PHYSICAL ARCHITECTURE BUT ALSO ITS LANDSCAPE, SUB-GRADE ARCHAEOLOGY, AND THEN TO THE BROADER CONNECTIONS TO EARLY AMERICAN HISTORY, INCLUDING BURGEONING INTERNATIONAL COMMERCE, SLAVERY, NATIVE PEOPLES, AND MANY OTHER THREADS OF HISTORY.

THE MANOR HOUSE AND PARTS OF THE LANDSCAPE WERE FAMILY-HELD FOR TEN GENERATIONS UNTIL 11TH GENERATION DESCENDANTS FOUNDED THE SYLVESTER MANOR EDUCATIONAL FARM IN 2010. THE ORGANIZATION'S MISSION IS TO PRESERVE, CULTIVATE AND SHARE HISTORIC SYLVESTER MANOR.

03 SHPO REQUIREMENTS

THE SYLVESTER MANOR HOUSE WAS LISTED ON THE NEW YORK STATE REGISTER OF HISTORIC PLACES IN AUGUST OF 2014, AND LISTED ON THE NATIONAL REGISTER AS A HISTORIC DISTRICT OF NATIONAL SIGNIFICANCE IN APRIL OF 2015.

THE CONTRACTOR SHALL COMPLY WITH ALL NYS SHPO REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO; REVIEW AND APPROVAL OF MOCKUPS AND SAMPLES OF ALL WORK ITEMS INCLUDED IN CONTRACT IF REQUESTED BY SHPO. IF REQUESTED BY SHPO, DO NOT PROCEED WITH WORK UNTIL FULL SHPO APPROVAL IS OBTAINED.

04 DRAWING LIST (IN PROGRESS)

T-001.00	GENERAL NOTES, STATEMENT OF SIGNIFICANCE, SHPO REQUIREMENTS, DRAWING LIST, REMOVAL NOTES, ABATEMENT GENERAL NOTES, LEAD-BASED PAINT NOTES, ABBREVIATIONS, SYMBOLS, MATERIALS LEGEND, PLOT PLAN, ZONING INFORMATION	
T-002.00	SCOPE OF WORK, ALLOWANCES	
T-003.00	INTERIOR AND EXTERIOR REMOVAL LEGENDS, INTERIOR AND EXTERIOR REPAIR LEGENDS, FACADE REPAIR/RESTORATION LEGEND	
T-004.00	SITE PLAN ANALYSIS, CODE ANALYSIS, ENERGY ANALYSIS, SPECIAL & PROGRESS INSPECTIONS	
T-005.00	ADA DETAILS	
T-006.00	EGRESS PLANS & OCCUPANCY	
V-101.00	SITE SURVEY	
V-102.00	SITE SURVEY DETAIL	
V-103.00	SITE PLAN	
L-101.00	PROJECT SITE LANDSCAPE PLAN - EXISTING	
L-102.00	PROJECT SITE PROTECTION PLAN	
L-103.00	PROJECT SITE LANDSCAPE PLAN - REMOVAL	
L-104.00	PROJECT SITE LANDSCAPE PLAN - CONSTRUCTION	
L-501.00	SITE PROTECTION DETAILS	
L-502.00	SITE PROTECTION DETAILS	
L-503.00	SITE PROTECTION DETAILS	
L-504.00	LANDSCAPE DETAILS	
A-101.00	BASEMENT FLOOR PLAN - REMOVAL	
A-102.00	FIRST FLOOR PLAN - REMOVAL	
A-103.00	SECOND FLOOR PLAN - REMOVAL	
A-104.00	ATTIC FLOOR PLAN - REMOVAL	
A-105.00	ATTIC FRAMING PLAN - REMOVAL	
A-106.00	ROOF PLAN - REMOVAL	
A-107.00	BASEMENT FLOOR PLAN - ARCHITECTURAL	
A-108.00	FIRST FLOOR PLAN- ARCHITECTURAL	
A-109.00	SECOND FLOOR PLAN - ARCHITECTURAL	
A-110.00	ATTIC FLOOR PLAN - ARCHITECTURAL	
A-111.00	ATTIC FRAMING PLAN - ARCHITECTURAL	
A-112.00	ROOF PLAN - ARCHITECTURAL	
A-201.00	SOUTH ELEVATION - ARCHITECTURAL	
A-202.00	WEST ELEVATION - ARCHITECTURAL	
A-203.00	NORTH ELEVATION - ARCHITECTURAL	
A-204.00	EAST ELEVATION - ARCHITECTURAL	
A-205.00	WOOD ELEMENT CONDITION PHOTOS	
A-206.00	WOOD ELEMENT CONDITION PHOTOS	
A-207.00	WOOD ELEMENT CONDITION PHOTOS	
A-208.00	WOOD ELEMENT CONDITION PHOTOS	
A-401.00	LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOM B04	
A-402.00	LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOM B05	
A-403.00	LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOM B06	
A-404.00	LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOM B09	
A-405.00	LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOM 106 & 107	
A-406.00	LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOM 112	
A-407.00	LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOM 205	
A-408.00	LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOM 206B	
A-409.00	WEST PORCH ENLARGED PLAN	
A-410.00	WEST PORCH ENLARGED SECTIONS	
A-411.00	WEST PORCH DETAILS	
A-501.00	DETAILS	
A-502.00	DETAILS	
A-503.00	DETAILS	
A-504.00	DETAILS	
A-505.00	DETAILS	
A-506.00	DETAILS	
A-507.00	DETAILS	
A-508.00	DETAILS	
A-509.00	DETAILS	
A-601.00	WINDOW SCHEDULE	
A-602.00	WINDOW SCHEDULE	
A-603.00	WINDOW ELEVATIONS	
A-604.00	DOOR SCHEDULE	
A-605.00	INTERIOR FINISH SCHEDULE	

S-100.00	STRUCTURAL - EXISTING BASEMENT PLAN	
S-101.00	STRUCTURAL - EXISTING FIRST FLOOR FRAMING PLAN	
S-102.00	STRUCTURAL - EXISTING SECOND FLOOR FRAMING PLAN	
S-103.00	STRUCTURAL - EXISTING ATTIC PLAN	
S-104.00	STRUCTURAL - EXISTING ROOF PLAN	
S-105.00	STRUCTURAL - PROPOSED BASEMENT PLAN	
S-106.00	STRUCTURAL - PROPOSED FIRST FLOOR FRAMING PLAN	
S-107.00	STRUCTURAL - PROPOSED SECOND FLOOR FRAMING PLAN	
S-108.00	STRUCTURAL - PROPOSED ATTIC PLAN	
S-109.00	STRUCTURAL - PROPOSED ROOF PLAN	
S-200.00	STRUCTURAL - SECTIONS I	
S-201.00	STRUCTURAL - SECTIONS II	
S-202.00	STRUCTURAL - SECTIONS III	
S-203.00	STRUCTURAL - SECTIONS IV	
S-204.00	STRUCTURAL - SECTIONS V	
S-300.00	STRUCTURAL - NOTES I	
S-301.00	STRUCTURAL - NOTES II	
M-001.00	MECHANICAL - SYMBOLS, ABBREVIATIONS, NOTES	
M-100.00	MECHANICAL - BASEMENT DEMOLITION PLAN	
M-101.00	MECHANICAL - FIRST FLOOR DEMOLITION PLAN	
M-102.00	MECHANICAL - SECOND FLOOR DEMOLITION PLAN	
M-200.00	MECHANICAL - BASEMENT NEW WORK PLAN	
M-201.00	MECHANICAL - FIRST FLOOR NEW WORK PLAN	
M-202.00	MECHANICAL - SECOND FLOOR NEW WORK PLAN	
M-203.00	MECHANICAL - ATTIC NEW WORK PLAN	
M-300.00	MECHANICAL - SITE PLAN	
M-701.00	MECHANICAL - MECHANICAL DETAILS 1 OF 2	
M-702.00	MECHANICAL - MECHANICAL DETAILS 2 OF 2	
E-001.00	ELECTRICAL - SYMBOLS, ABBREVIATIONS, NOTES	
E-100.00	ELECTRICAL - SITE DEMOLITION PLAN	
E-101.00	ELECTRICAL - BASEMENT DEMOLITION PLAN	
E-102.00	ELECTRICAL - FIRST FLOOR DEMOLITION PLAN	
E-103.00	ELECTRICAL - SECOND FLOOR DEMOLITION PLAN	
E-300.00	ELECTRICAL - SITE PLAN	
E-301.00	ELECTRICAL - BASEMENT NEW WORK PLAN	
E-302.00	ELECTRICAL - FIRST FLOOR NEW WORK PLAN	
E-303.00	ELECTRICAL - SECOND FLOOR NEW WORK PLAN	
E-304.00	ELECTRICAL - ROOF NEW WORK PLAN	
E-500.00	ELECTRICAL - ONE-LINE DIAGRAM	
E-701.00	ELECTRICAL - ELECTRICAL DETAILS	
E-702.00	ELECTRICAL - ELECTRICAL DETAILS	
E-703.00	ELECTRICAL - ELECTRICAL DETAILS	
P-001.00	PLUMBING - SYMBOLS, ABBREVIATIONS, NOTES	
P-100.00	PLUMBING - BASEMENT DEMOLITION PLAN	
P-101.00	PLUMBING - FIRST FLOOR DEMOLITION PLAN	
P-102.00	PLUMBING - SECOND FLOOR DEMOLITION PLAN	
P-200.00	PLUMBING - BASEMENT NEW WORK PLAN	
P-201.00	PLUMBING - FIRST FLOOR NEW WORK PLAN	
P-202.00	PLUMBING - SECOND FLOOR NEW WORK PLAN	
P-701.00	PLUMBING - DETAILS	
SP-001.00	SPRINKLER - SYMBOLS, ABBREVIATIONS, NOTES	
SP-200.00	SPRINKLER - BASEMENT NEW WORK PLAN	
SP-201.00	SPRINKLER - FIRST FLOOR NEW WORK PLAN	
SP-202.00	SPRINKLER - SECOND FLOOR NEW WORK PLAN	
SP-203.00	SPRINKLER - ATTIC NEW WORK PLAN	
SP-701.00	SPRINKLER - DETAILS	

05 REMOVAL NOTES

THE FOLLOWING NOTES SHALL APPLY THROUGHOUT:

1. THIS IS A HISTORIC STRUCTURE; PRIOR TO THE START OF ANY WORK, THE CONTRACTOR SHALL PREPARE AND SUBMIT FOR REVIEW AND APPROVAL A PROJECT/ELEMENT SPECIFIC REMOVAL PLAN. ALL REMOVAL WORK SHALL BE EXECUTED USING THE LEAST DESTRUCTIVE METHODS AND SHALL RETAIN ALL EXISTING BUILDING FABRIC.
2. PROTECTIONS: PRIOR TO THE START OF ANY WORK, THE CONTRACTOR SHALL PREPARE AND SUBMIT FOR REVIEW AND APPROVAL A LOCATION-SPECIFIC PROTECTION PLAN FOR SITE/LANDSCAPE FEATURES AND EXTERIOR AND INTERIOR BUILDING ELEMENTS. GREAT CARE IS TO BE TAKEN TO PROTECT THE EXIST. SITE AND LANDSCAPE AND BUILDING FABRIC AND FINISHES TO REMAIN. NO DAMAGE TO THE EXIST. CONSTRUCTION TO REMAIN WILL BE ALLOWED. REFER TO THE TECHNICAL SPECIFICATIONS FOR PROTECTION PLAN REQUIREMENTS.
3. ALL REMOVALS SHOULD BE CONDUCTED WITH GREAT CARE AND SHALL NOT DAMAGE ITEMS TO BE REMOVED, REMOVED AND SALVAGED, OR EXIST. CONSTRUCTION TO REMAIN. REFER TO THE TECHNICAL SPECIFICATIONS FOR A LIST OF ITEMS TO BE SALVAGED AND TURNED OVER TO THE OWNER. ALSO, NOTE THAT SALVAGED SITE/LANDSCAPE AND BUILDING ELEMENTS MAY BE RE-INCORPORATED INTO THE WORK.
4. THE SCOPE OF WORK HAS GENERALLY BEEN INDICATED ON THE DRAWINGS FOR CONTRACTOR'S INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE FULL SCOPE, EXTENT, NATURE, & MANNER OF REMOVAL REQUIRED.
5. 2. ONLY WORKERS SKILLED & KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES SHALL BE EMPLOYED IN THE REMOVAL OF ANY WORK.
6. CONTRACTORS SHALL TAKE SPECIAL CARE TO REMOVE ONLY THAT WORK WHICH IS REQUIRED TO BE REMOVED & NOT TO DISTURB ANY WORK WHICH IS TO REMAIN. IF IN THE COURSE OF REMOVAL, CONTRACTOR DESTROYS OR DISTURBS ANY WORK WHICH IS TO REMAIN, THEN THEY SHALL, AT THEIR OWN EXPENSE, REPAIR OR REPLACE SUCH WORK AS NECESSARY.
7. ANY CUTS AND PENETRATIONS IN EXISTING WORK REQUIRED TO ACCOMPLISH NEW WORK SHALL BE KEPT TO AN ABSOLUTE MINIMUM.
8. ALL REMOVAL WORK TO BE DONE DURING THOSE HOURS DESIGNATED BY OWNER. REMOVED ITEMS, DEBRIS OR LOOSE MATERIAL SHALL NOT BE STORED ON THE EXTERIOR OR ROOF OVERNIGHT.
9. DISCARD ALL REMOVED ITEMS IN A MANNER FULLY APPROVED BY ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
10. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED SHORING & BRACING DURING REMOVAL WORK.
11. THE CONTRACTOR SHALL MAINTAIN A WATER-TIGHT STRUCTURE AT ALL TIMES.

06 ABATEMENT GENERAL NOTES

1. ALL QUANTITY OF ACM IDENTIFIED TO BE ABATED WILL BE FIELD VERIFIED BY THE ABATEMENT SUB-CONTRACTOR RETAINED BY THE CONTRACTOR.
2. THE CONTRACTOR SHOULD FOLLOW ALL APPLICABLE PROTOCOLS AS OUTLINED IN NYS ICR56 AND HEALTH RULES AND REGULATIONS INDICATED FOR THE REMOVAL OF THESE MATERIALS.
3. THE LOCATION OF THE REMOTE DECON FACILITY (RDF) SHALL BE FIELD DETERMINED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.
4. WATER, ELECTRICAL SOURCES AND WASTE DISPOSAL ROUTES WILL BE FIELD DETERMINED BY THE OWNER, CONTRACTOR, AND THE ABATEMENT SUB-CONTRACTOR.
5. THE CONTRACTOR MUST CONDUCT ALL THE ABATEMENT WORK IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS, DRAWINGS, APPLICABLE REGULATIONS, AND FOLLOW AN APPROVED WORK PLAN. SITE-SPECIFIC REQUIREMENTS AND ADDITIONAL REQUIREMENTS. WHERE THERE IS A CONFLICT OR OVERLAP BETWEEN TWO REQUIREMENTS, THE CONTRACTOR SHALL ALERT THE OWNER AND FOLLOW THE MORE STRINGENT PROCEDURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING ALL PERMITS WITH GOVERNMENT AGENCIES AND AUTHORITIES HAVING JURISDICTION AND ASSOCIATED PERMIT COSTS.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEIR WORKERS, THE PUBLIC AND ALL BUILDING OCCUPANTS WHEN WORKING WITH ASBESTOS CONTAINING MATERIALS.
8. THE CONTRACTOR SHALL COORDINATE WORK SCHEDULES AND WASTE REMOVAL FROM THE WORK AREA WITH THE OWNER.
9. THE CONTRACTOR SHALL COORDINATE WORK EFFORTS WITH THE OWNER, CONTRACTOR, AND ANY OTHER TRADES WORKING ON THIS PROJECT, AS WELL AS WITH THE OWNER-RETAINED INDEPENDENT AIR-MONITORING PROFESSIONAL.

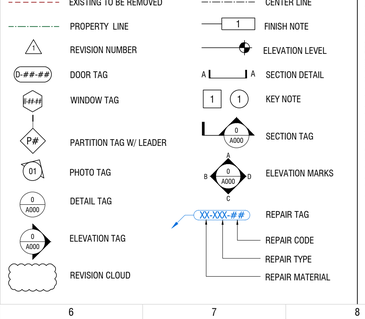
07 LEAD-BASED PAINT NOTES

REFER TO THE TECHNICAL SPECIFICATIONS FOR WORK THAT AFFECTS THE EXIST. PAINTED SURFACES THAT MAY CONTAIN LEAD-BASED PAINT. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW U.S. EPA LEAD SAFE PROCEDURES.

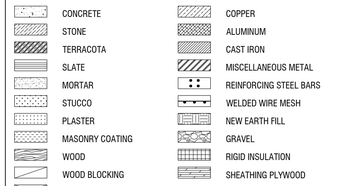
08 ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	DWG.	DRAWING	MO	MONTH	TEXT SYMBOLS	
AHJ	AUTHORITIES HAVING JURISDICTION	EA.	EACH	MTL.	METAL	&	AND
AHV.	AFTER HOURS VARIANCE	EQ.	EQUAL	NA	NOT APPLICABLE	@	AT
ARCH.	ARCHITECTURAL	EQUIP.	EQUIPMENT	N.I.C.	NOT IN CONTRACT	℄	CENTER LINE
B.L.	BUILDING LINE	EXIST.	EXISTING	N.T.S.	NOT TO SCALE	°	DEGREE(S)
BLDG.	BUILDING	EXP. JT.	EXPANSION JOINT	NYS	NEW YORK STATE	/	DIVIDE BY/PER
BLK	BLOCK	F.F.	FINISHED FLOOR	O.C.	ON CENTER	±	EQUAL(S)TO
B.O.	BOTTOM OF	FL.	FLOOR	P.P.P.	PREPARE, PRIME, PAINT	'	FOOT/FEET
C.A.Z.	CONTROLLED ACCESS ZONE	FR	FLOOR REGISTER	PTD.	PAINTED	>	GREATER THAN
CEM.	CEMENT	G.F.	GROUND FLOOR	REF.	REFERENCE	≥	GREATER THAN / EQUAL TO
CLO.	CLOSET	GL.	GLASS	REINF.	REINFORC(ED, MENT, ING)	"	INCHES
C.M.	CONSTRUCTION MANAGER	HP	HIGH POINT	REQ.	REQUIRED	<	LESS THAN
C.I.	CONTINUOUS INSULATION	HORIZ.	HORIZONTAL	SIM.	SIMILAR	≤	LESS THAN /EQUAL TO
COL.	COLUMN	HR.	HOUR	SPEC.	SPECIFICATION	-	MINUS
CONC.	CONCRETE	I.D.	INSIDE DIAMETER	SQ.	SQUARE FEET	X	MULTIPLY BY
COND.	CONDUIT	IRMA	INVERTED ROOF MEMBRANE ASSEMBLY	S.S.	STAINLESS STEEL	#	NUMBER
CONT.	CONTINUOUS			ST.	STEEL	%	PERCENT
CY	CUBIC YARD	JT.	JOINT	T.O.	TOP OF	+	PLUS
DTL.	DETAIL	LF	LINEAR FEET	TYP.	TYPICAL	±	PLUS OR MINUS
DIA.	DIAMETER	LOCS.	LOCATIONS	V.I.F.	VERIFY IN FIELD		
DOB.	DEPARTMENT OF BUILDINGS	MAX.	MAXIMUM	W/	WITH		
DIM.	DIMENSION	MIN.	MINIMUM	WD.	WOOD		
DN	DOWN	MISC.	MISCELLANEOUS				
DW	DOWNSPOUT						

09 SYMBOLS

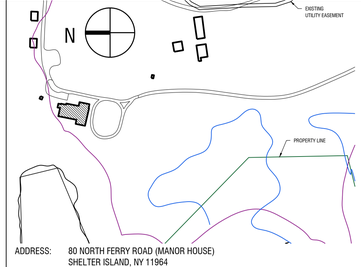


10 MATERIALS LEGEND



11 PLOT PLAN

DIST. 700, SECT. 08, BLOCK 01, LOT 5.10



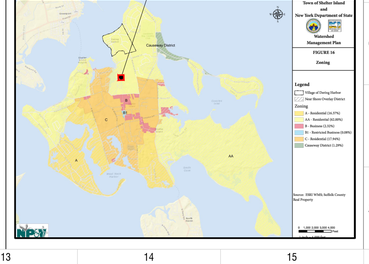
ADDRESS: 80 NORTH FERRY ROAD (MANOR HOUSE)
SHELTER ISLAND, NY 11964
LOT AREA: 5,970,378 SQ FT
OF FLOORS: 2 +BASEMENT & ATTIC
OCCUPANCY GROUP: RESIDENTIAL
CONSTRUCTION CLASIFICATION: V-B PROTECTED

AREA OF WORK

12 ZONING INFORMATION

ZONING DISTRICT: AA
ZONING MAP: TOWN OF SHELTER ISLAND FIGURE 16

BUILDING LOCATION



ARCHITECT

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OLA ENGINEERS, PC
(MEP/FP CONSULTANT)
50 BROADWAY
HAWTHORNE, NY 10532

A DEGREE OF FREEDOM, PLLC
(STRUCTURAL ENGINEER)
34 WEST 15TH STREET, 7TH FLOOR
NEW YORK, NY 10011

JABLONKSI BUILDING CONSERVATION, INC.
(MORTAR/PAINT ANALYSIS)
40 WEST 27TH STREET, 12TH FLOOR
NEW YORK, NY 10001

METROPOLIS GROUP, INC.
(CODE CONSULTANT)
22 CORTLAND STREET, #10
NEW YORK, NY 10007

JLC ENVIRONMENTAL CONSULTANTS, INC.
(ENVIRONMENTAL TESTING)
243 WEST 30TH STREET, SUITE 701
NEW YORK, NY 10001

BOA LIGHT DESIGN
(LIGHTING CONSULTANT)
FR: 76 RUE DE FONTENAY 94300 VINCENNES
USA: 417 LAFAYETTE STREET, FLOOR 6 NEW YORK, NY 10003

F. MICHAEL HEMMER, LS, P.C.
(LAND SURVEYOR)
3330 NOYAC ROAD, PO BOX 1328
SAG HARBOR, NY 11963

CLIENT / OWNER

SYLVESTER MANOR

MAILING ADDRESS:
P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN NTS

NO.	SUBMISSIONS/ REVISIONS	DATE
7	NYSCA SUBMISSION	11.21.2024
6	DD SUBMISSION	04.12.2024
5	DOB FILING	01.31.2024
4	PRE-DOB SUBMISSION TO SM	01.11.2024
3	NYSCA SUBMISSION	01.09.2024
2	SD COST ESTIMATING - ELLANA	12.12.2023
1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

GENERAL NOTES, STATEMENT OF SIGNIFICANCE, SHPO REQUIREMENTS, DRAWING LIST, REMOVAL NOTES, ABATEMENT GENERAL NOTES, LEAD-BASED PAINT NOTES, ABBREVIATIONS, SYMBOLS, MATERIALS LEGEND, PLOT PLAN, ZONING INFORMATION

SEAL & SIGNATURE

DATE:	06.01.2023
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01 SCOPE OF WORK (IN PROGRESS)

THE SCOPE OF WORK INCLUDES ALL LABOR MATERIALS, EQUIPMENT, TRANSPORTATION, AND SUPERVISION NECESSARY FOR THE SUCCESSFUL COMPLETION OF THE PROJECT. THE WORK INCLUDES, BUT IS NOT LIMITED, TO THE FOLLOWING:

1. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED MOBILIZATION, GENERAL ADMINISTRATIVE REQUIREMENTS DURING CONSTRUCTION, DEMOBILIZATION AFTER THE PROJECT HAS BEEN DETERMINED TO BE COMPLETE, AND PROJECT CLOSEOUT REQUIREMENTS.
2. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY PROTECTION MEASURES TO ENSURE THAT SYLVESTER MANOR EDUCATIONAL FARM MANOR HOUSE IS WATERTIGHT AT ALL TIMES.
3. THE BUILDING IS A MUSEUM FACILITY, AND ALL NOISE-GENERATING WORK SHALL BE COORDINATED WITH THE OWNER WITH A MINIMUM OF TWO-WEEKS ADVANCE NOTICE BEING GIVEN.
4. THE CONTRACTOR SHALL COORDINATE WITH THE MANAGEMENT COMPANY FOR ALL REQUIRED TENANT NOTIFICATIONS PRIOR TO AND DURING THE ENTIRE PROJECT. AT A MINIMUM, THE CONTRACTOR SHALL ASSUME WEEKLY PROGRESS MEETINGS WITH THE OWNER AND/OR ARCHITECT FOR COORDINATION PURPOSES AND REVIEW OF LOOK-AHEAD SCHEDULES FROM THE CONTRACTOR.
5. AS APPLICABLE AT THE TIME OF THE BID, THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED AND CURRENT COVID-19 MANDATED AND BEST PRACTICE PROTOCOLS ESTABLISHED BY LOCAL, STATE, AND FEDERAL AND OWNER REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE AND MAINTAIN DURING THE FULL DURATION OF THE PROJECT ALL REQUIRED PERMITS AND REGULATORY APPROVALS, INCLUDING, BUT NOT LIMITED TO, SUPPORTED SCAFFOLDING, AND ASSOCIATED POSTINGS, CONTROLLED ACCESS ZONES, FENCING, LANE CLOSURE PERMITS, ETC. ENSURE THAT ALL PERMITS ARE APPROPRIATELY POSTED AND RENEWED, AFTER THE WORK, THE CONTRACTOR SHALL CLOSE OUT ALL PERMITS AND PAY ALL OUTSTANDING FINES AGAINST THEM RELATED TO THE WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS AND THEIR ASSOCIATED FILINGS, INCLUDING REMOVAL DRAWINGS.
8. THE CONTRACTOR SHALL RETAIN A NYS-LICENSED STRUCTURAL ENGINEER TO DESIGN ALL REQUIRED SHORING, BRACING, AND TEMPORARY SUPPORTS AT ALL WORK AREAS. ADDITIONALLY, THE CONTRACTOR SHALL RETAIN A NYS-LICENSED STRUCTURAL ENGINEER TO DESIGN OTHER WORK ITEMS THAT ARE NOTED ON THE DRAWINGS.
9. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED COORDINATION AND COOPERATION WITH THE OWNER-RETAINED SPECIAL INSPECTION AGENCY (SIA) AND ARCHITECT FOR ALL INSPECTIONS AND TESTS IDENTIFIED FOR SPECIAL AND PROGRESS INSPECTIONS. THE QUANTITIES OF TESTS/SAMPLES/INSPECTIONS SHALL BE DETERMINED BY THE SIA.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL REQUIRED MATERIAL STORAGE AREAS, OFFICE, CHANGING AREAS FOR WORKERS, AND TOILET FACILITIES AS REQUIRED FOR THEIR PROPER EXECUTION OF THE WORK.
11. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL REQUIRED OSHA-COMPLIANT FALL PROTECTION MEASURES IN WORK AREAS.
12. ASBESTOS ABATEMENT: REMOVE AND DISPOSE OF ASBESTOS AND HAZARDOUS MATERIAL PER ASBESTOS REPORT, SPECIFICATIONS, AND DRAWINGS. COORDINATE AIR MONITORING PROVIDED BY THE OWNER. OBTAIN ALL NECESSARY PERMITS FOR THE PROJECT. ALL DECON CHAMBERS SHALL BE SUPPLIED AND MAINTAINED BY THE CONTRACTOR AND IN LOCATIONS APPROVED BY THE OWNER.

INTERIOR SCOPE OF WORK:

13. INTERIOR REMOVAL GENERAL NOTES:
    - AT CONCEALED EXIST. CONDITIONS, IF DETERIORATED BUILDING ELEMENTS ARE OBSERVED BY THE CONTRACTOR, THE CONTRACTOR SHALL IMMEDIATELY BRING THEM TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CORRECTIVE ACTION.
    - REMOVALS: REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND STRUCTURAL DRAWINGS FOR THEIR ASSOCIATED REMOVALS.
    - THE CONTRACTOR SHALL PROVIDE ALL REQUIRED
        - TEMPORARY SERVICES DURING THE WORK, INCLUDING BUT NOT LIMITED TO POWER AND LIGHTING.
        - SHORING AND BRACING DESIGNED BY A CONTRACTOR-RETAINED NYS STRUCTURAL ENGINEER, AS REQUIRED, BUT SPECIFIC LOCATIONS, SHORING, AND BRACING MAY INCLUDE MULTIPLE FLOOR LEVELS AND TEMPORARY FOOTINGS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK.
        - FIRE PROTECTION MEASURES DURING THE WORK, INCLUDING A FIRE WATCH DURING ANY HOT WORK.
    - REFER TO THE TECHNICAL SPECIFICATIONS FOR THE REMOVAL AND ABATEMENT OF ALL HAZARDOUS MATERIALS, INCLUDING ASBESTOS-CONTAINING MATERIALS.
    - REFER TO THE TECHNICAL SPECIFICATIONS FOR WORK THAT AFFECTS THE EXIST. PAINTED SURFACES THAT MAY CONTAIN LEAD-BASED PAINT. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW U.S. EPA LEAD SAFE PROCEDURES.
14. I-R-01: SELECTIVELY REMOVE EXIST. PARTITION WALL(S) (MASONRY OR WOOD), INCLUDING BUT NOT LIMITED TO FRAMING, FINISHES, DOOR FRAME AND SADDLE, DOOR LEAF(S), AND HARDWARE. REFER TO TECHNICAL SPECIFICATIONS FOR A LIST OF ITEMS TO SALVAGED AND TURNED OVER TO THE OWNER. PROVIDE ALL THE REQUIRED TEMPORARY SHORING AND BRACING.
15. I-R-02: SELECTIVELY EXCAVATE/REMOVE EXIST. CONCRETE FLOORING, PERIMETER HAUNCHES, AND FOOTINGS FOR ELEVATOR PIT AND SLAB(S)/RAMP(S)/STAIR(S). PROVIDE ALL REQUIRED SHORING AND BRACING. REFER TO THE STRUCTURAL DWGS. FOR MORE INFORMATION. COORDINATE ALL SUB-GRADE DISTURBANCE WORK WITH THE OWNER'S ARCHEOLOGIST.
16. I-R-03: NOT IN USE.
17. I-R-04: REMOVE EXISTING MECHANICAL AND PLUMBING EQUIPMENT/FIXTURES; REFER TO THE MECHANICAL AND ELECTRICAL DRAWINGS FOR A DETAILED SCOPE OF WORK.
18. I-R-05: SELECTIVELY REMOVE MASONRY WALL FOR OPENING.
19. I-R-06A: SELECTIVELY REMOVE EXIST. WOOD DOOR/STORM DOOR, DOOR FRAME, AND THRESHOLD AS REQUIRED FOR WORK. REFER TO THE DOOR SCHEDULE FOR WORK. REFER TO THE TECHNICAL SPECIFICATIONS FOR A LIST OF ITEMS TO SALVAGED AND TURNED OVER TO THE OWNER. FOR EXTERIOR DOORS, THE CONTRACTOR SHALL ENSURE THAT THE BASE BUILDING IS WATER-TIGHT AT ALL TIMES. AS REQUIRED, PROVIDE TEMPORARY DOORS AND HARDWARE.
20. I-R-06B: RETAIN EXISTING SAFE DOOR. SELECTIVELY DEMO AND REMOVE THE EXIST. DOOR FRAME AND THRESHOLD AS REQUIRED FOR WORK. REFER TO THE DOOR SCHEDULE AND ELEVATOR DRAWINGS FOR WORK. REFER TO THE TECHNICAL SPECIFICATIONS FOR A LIST OF ITEMS TO SALVAGED AND TURNED OVER TO THE OWNER.
21. I-R-07: REMOVE THE EXIST. POOL CABANA STRUCTURE, INCLUDING AND NOT LIMITED TO THE CONCRETE SLAB AND FOOTINGS, WALLS, ROOF, AND PLUMBING AND ELECTRICAL FIXTURES AND LINES. REFER TO THE PLUMBING AND ELECTRICAL DWGS FOR MORE INFORMATION. REFER TO THE TECHNICAL SPECIFICATIONS FOR ITEMS TO SALVAGED AND TURNED OVER TO THE OWNER. THE CONTRACTOR SHALL ENSURE THAT THE BASE BUILDING IS WATER-TIGHT AT ALL TIMES. COORDINATE ALL SUB-GRADE DISTURBANCE WORK WITH THE OWNER'S ARCHEOLOGIST.
22. I-R-08: REMOVE EXIST. WOOD STAIRS, INCLUDING BUT NOT LIMITED TO TREADS, RISERS, STRINGERS, RAILINGS HARDWARE, WALLS, AND FLOORING. REFER TO THE TECHNICAL SPECIFICATIONS FOR A LIST OF ITEMS TO SALVAGED AND TURNED OVER TO THE OWNER.
23. I-R-09: REMOVE EXIST. WINDOW(S), WINDOW FRAME(S), SILL(S) AND STOOL(S). REFER TO THE TECHNICAL SPECIFICATIONS FOR A LIST OF ITEMS TO SALVAGED AND TURNED OVER TO THE OWNER. REFER TO THE SITE AND LANDSCAPE PLANS FOR REMOVAL WORK ASSOCIATED WITH WINDOW WELLS AND ASSOCIATED SITE FEATURES. THE CONTRACTOR SHALL ENSURE THAT THE BASE BUILDING IS WATER-TIGHT AT ALL TIMES.
24. I-R-10A: CAREFULLY DOCUMENT AND PHOTOGRAPH EXIST. WD. DECKING THAT MAKES UP THE ATTIC FLOORING. ALL EXIST. DECKING SHALL BE NUMBERED, CAREFULLY REMOVED, INCLUDING NAILS, AND STORED FOR REINSTALLATION IN THE SAME LOCATION. DEMO AND REMOVE EXIST. CELLULOSE INSULATION, BENEATH THE ATTIC FLOOR.
25. I-R-10B: REMOVE EXIST. CELLULOSE INSULATION PLACED ON THE WOOD CEILING FRAMING AND TOP SIDE OF PLASTER LATHE. CAREFULLY REMOVE SO NOT TO DAMAGE EXISTING ELEMENTS TO REMAIN.
26. I-R-11: REMOVE EXIST. INCLUDING, BUT NOT LIMITED TO, BUILT-IN ARCHITECTURAL MILLWORK, PLATFORMS, COUNTERS, FIXTURES, CHAIR LIFT, ETC. REFER TO THE TECHNICAL SPECIFICATIONS FOR A LIST OF ITEMS TO BE SALVAGED AND TURNED OVER TO THE OWNER. REFER TO THE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DWGS. FOR ADDITIONAL WORK.
27. I-R-12: REMOVE THE EXIST. FINISH FLOOR AND SUPPORT STRUCTURE DOWN TO THE EXIST. CONCRETE OR WOOD DECK/SUB-FLOOR. REMOVALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: EXIST. WOOD SLEEPERS AND WOOD FRAMING, WOOD AND CONCRETE SUB-FLOORING IN THROUGH-FLOOR DEMOLITION, BRICK FLOORING, WOOD FLOORING, LINOLEUM FLOORING, COMPOSITE FLOORING, TERRA-COTTA TILE FLOORING, TEMPORARILY SUPPORTING ALL WALL FRAMING AND FINISHES THAT MAY BE SUPPORTED BY THE EXIST. FLOORING.
28. I-R-13A: REMOVE THE EXIST. CLOSET FLOORING AND WD. FRAMING AT THE UPPER LEVEL; PROVIDE ALL REQUIRED STORING AND FRAMING. REFER TO THE STRUCTURAL DWGS FOR ADDITIONAL INFORMATION.
29. I-R-13B: REMOVE THE EXIST. FLOOR FINISH, STRUCTURAL FRAMING, AND STRUCTURAL SLAB TO CREATE AN ELEVATOR SHAFTWAY; REFER TO THE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
30. I-R-14: CAREFULLY REMOVE EXISTING BRICK FLOORING AND STORE FOR REINSTALLATION. EXCAVATE/REMOVE EXISTING CONCRETE SLAB UNDERNEATH AND SOIL. PROVIDE ALL REQUIRED SHORING AND BRACING OF EXISTING WALLS, INCLUDING FOUNDATION AND BRICK CHIMNEY. COORDINATE ALL SUB-GRADE DISTURBANCE WORK WITH THE OWNER'S ARCHAEOLOGIST.
31. INTERIOR GENERAL NOTES:
    - REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND STRUCTURAL DRAWINGS FOR THEIR ASSOCIATED WORK.
    - SEE FINISHES: REFER TO ROOM FINISH SCHEDULE FOR DETAILED FINISH, FIXTURE, AND FURNITURE INFORMATION
30. I-01: INSTALL CONCRETE FLOOR SLAB. REFER TO STRUCTURAL DWGS FOR ADDITIONAL INFORMATION. PREPARE, PRIME, AND PAINT
31. I-02: PROVIDE FRAMING, SUB-FLOORING, AND FINISH FLOORING PER SPECIFIC LOCATION. REFER TO THE FINISH SCHEDULE FOR MORE INFORMATION.
32. I-03A: NEW OR INFILL EXIST. DOOR OPENING. INSTALL INTERIOR FINISH AND NEW WOOD STANDING AND RUNNING TRIM AND MOLDINGS TO MATCH EXIST. ADJACENT. SEE FINISH SCHEDULE AND WALL PARTITION SCHEDULE.
33. I-03B: INFILL EXIST. WINDOW OPENING. INSTALL INTERIOR FINISH AND NEW WOOD STANDING AND RUNNING TRIM AND MOLDINGS TO MATCH EXIST. ADJACENT. SEE FINISH SCHEDULE AND WALL PARTITION SCHEDULE.
34. I-04: INSTALL CONCRETE LANDING, STEPS, AND RAMP. METAL HANDRAILS FOR STAIRS AND RAMP. INLAY ADA TACTILE PADS AT THE SLOPED RAMP. REFER TO THE STRUCTURAL DRAWINGS AND ENLARGED ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
35. I-05: PROVIDE PARTITION WALL(S) PER THE WALL PARTITION DETAILS. WORK INCLUDES, BUT IS NOT LIMITED TO, BASE, CHAIR RAIL, AND CEILING MOLDING TO MATCH EXISTING ADJACENT, SEE FINISH SCHEDULE.
36. I-06: INSTALL THREE-STOP ELEVATOR - WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, ELEVATOR PIT, ELEVATOR CAB, CAB INTERIOR FINISHES, SHAFT WALL CONSTRUCTION WALL, VERTICAL RAILS, DOOR OPENINGS, ATTIC RE-FRAMING AND ATTIC/ROOF CONSTRUCTION. REFER TO PARTITION DETAILS, ROOF PLAN, STRUCTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
37. I-07: PROVIDE AND INSTALL DOOR IN THE EXIST. OR NEW OPENING; WORK INCLUDES, BUT IS NOT LIMITED TO, FRAME, DOOR LEAF, THRESHOLD, STANDING AND RUNNING TRIM, AND HARDWARE. REFER TO THE DOOR AND FINISH THE SCHEDULE FOR ADDITIONAL INFORMATION.
38. I-08: SUPPLY AND INSTALL CUSTOM ARCHITECTURAL MILLWORK; MILLWORK INCLUDES, BUT IS NOT LIMITED TO, SHELVING, DISPLAY CASES, CABINETRY, ETC. REFER TO THE ENLARGED ARCHITECTURAL DETAILS, APPLIANCE SCHEDULE, AND PLUMBING DRAWINGS FOR MORE INFORMATION.
39. I-09: PROVIDE AND INSTALL UPPER AND LOWER WINDOW SASH, WINDOW CASING, SILL, STOOL, HARDWARE, AND WEATHER-STRIPPING. REFER TO THE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
40. I-10: INSTALL FIRE-RATED VERTICAL SHAFT/RISER FROM BASEMENT TO ATTIC. WORK INCLUDES, BUT IS NOT LIMITED TO, FIRE STOPPING AND FIRE DAMPERS.
41. I-11: PROVIDE AND INSTALL INSULATION PER THE TECHNICAL SPECIFICATIONS. REINSTALL EXIST. WOOD ATTIC DECKING TO MATCH THE ORIGINAL LOCATIONS.
42. I-12: MBUILD NEW MASONRY WALL.
43. I-13: REPOINT EXIST. EXTERIOR FLAGSTONES AND BRICK PERIMETER AT EAST PORCH. CLEAN MASONRY AT COMPLETION WITH THE GENTLEST MEANS POSSIBLEE.
44. I-14: FIX EXIST. WOOD DOOR IN THE CLOSED POSITION. SCOPE OF WORK INCLUDES MECHANICAL FASTNERS, AND PERIMETER SEALANT. PREPARE, PRIME, AND PAINT. REFER TO THE DOOR SCHEDULE FOR MORE INFORMATION.
45. I-15: REPAIR EXIST. CONCRETE FLOORING WHERE MISSING OR DAMAGED. PREPARE THE SUBSTRATE TO RECEIVE PRIMER (AS REQUIRED) AND NEW SELF-LEVELING TOPING SLAB AND RESILIENT LINOLEUM SHEET FLOOR COVERING PER THE MANUFACTURER'S REQUIREMENTS, INCLUDING BUT NOT LIMITED TO SUB-SURFACE PREPARATION AND MOISTURE CONTENT, ADHESIVES, SEAMS, ETC.
46. I-16: INSTALL NEW CONCRETE SLAB. REINSTALL SALVAGED BRICK FLOORING TO MATCH EXISTING IN PATTERN.

EXTERIOR SCOPE OF WORK - ROOF:

47. E-R-01: REMOVE EXISTING EPDM ROOFING SYSTEM AND ASSOCIATED FLASHINGS DOWN TO ROOF DECK. NOTIFY ARCHITECT AND OWNER OF DAMAGE TO EXISTING ROOF SO THAT CORRECTIVE ACTION CAN BE TAKEN PRIOR TO NEW WORK.
48. E-R-02: REMOVE EXISTING WOOD SHINGLE ROOFING SYSTEM DOWN TO THE EXISTING WOOD DECKING. NOTIFY THE ARCHITECT AND OWNER OF DETERIORATION SO CORRECTIVE ACTION CAN BE TAKEN PRIOR TO NEW WORK. WORK ALSO INCLUDES, BUT IS NOT LIMITED TO EXISTING WOOD RIDGE BOARDS, PURLINS, AND FLASHINGS, AND DRIP EDGES.
49. E-R-03: REMOVE EXISTING METAL FLUE CAP, DAMPERS AND SPARK ARRESTORS.
50. E-01: REPLACE WOOD SHEATHING AS REQUIRED TO MATCH EXISTING (ASSUME 20% REPLACEMENT). INSTALL NEW UNDERLAYMENT, ICE-AND-WATER SHIELD MEMBRANE, AND LEAD-COATED COPPER FLAT-SEAM METAL ROOF. TEMPORARILY REMOVE EXISTING WOOD SIDING TO ACCOMODATE NEW FLASHING, REINSTALL AFTER COMPLETION
51. E-02: REPLACE WOOD SHEATHING AS REQUIRED TO MATCH EXISTING (ASSUME 20% REPLACEMENT). INSTALL NEW 3/4" PRESSURE-TREATED WOOD SHEATHING, UNDERLAYMENT, ICE-AND-WATER SHIELD MEMBRANE, AND WOOD SHINGLE ROOFING. PROVIDE NEW LEAD-COATED COPPER FLASHINGS AS SHOWN
52. E-03: PROVIDE AND INSTALL NEW LOW PROFILE LEAD COATED COPPER VENTED CHIMNEY CAP.
53. E-04: PROVIDE AND INSTALL NEW ACCESS HATCH AT FLAT-SEAM METAL ROOF.
54. E-05: ROVIDE AND INSTALL NEW VENT PIPE AT FLAT-SEAM METAL ROOF.

EXTERIOR SCOPE OF WORK - FACADE:

55. FACADE REPAIR GENERAL NOTES:
    - THIS IS A HISTORIC STRUCTURE; PRIOR TO THE START OF ANY WORK, THE CONTRACTOR SHALL PREPARE AND SUBMIT FOR REVIEW AND APPROVAL A PROJECT/ELEMENT-SPECIFIC REMOVAL PLAN. ALL REMOVAL WORK SHALL BE EXECUTED USING THE LEAST DESTRUCTIVE METHODS AND SHALL RETAIN ALL EXIST. BUILDING FABRIC.
    - PROTECTIONS: PRIOR TO THE START OF ANY WORK, THE CONTRACTOR SHALL PREPARE AND SUBMIT FOR REVIEW AND APPROVAL A LOCATION-SPECIFIC PROTECTION PLAN FOR SITE/LANDSCAPE FEATURES AND EXTERIOR AND INTERIOR BUILDING ELEMENTS. GREAT CARE IS TO BE TAKEN TO PROTECT EXIST. SITE AND LANDSCAPE AND BUILDING FABRIC AND FINISHES TO REMAIN. NO DAMAGE TO THE EXIST. CONSTRUCTION TO REMAIN WILL BE ALLOWED. REFER TO THE TECHNICAL SPECIFICATIONS FOR PROTECTION PLAN REQUIREMENTS.
    - REMOVALS: ALL REMOVALS SHOULD BE CONDUCTED WITH GREAT CARE AND SHALL NOT DAMAGE ITEMS TO BE REMOVED, REMOVED AND SALVAGED, OR EXIST. CONSTRUCTION TO REMAIN. REFER TO THE TECHNICAL SPECIFICATIONS FOR A LIST OF ITEMS TO BE SALVAGED AND TURNED OVER TO THE OWNER. ALSO, NOTE THAT SALVAGED SITE/LANDSCAPE AND BUILDING ELEMENTS MAY BE RE-INCORPORATED INTO THE WORK.
    - CONCEALED EXIST. CONDITIONS: IF DETERIORATED BUILDING ELEMENTS ARE OBSERVED BY THE CONTRACTOR, PLEASE IMMEDIATELY BRING THEM TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CORRECTIVE ACTION.
    - REMOVALS: REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND STRUCTURAL DRAWINGS FOR THEIR ASSOCIATED REMOVALS.
    - THE CONTRACTOR SHALL PROVIDE ALL THE REQUIRED TEMPORARY SERVICES DURING THE WORK, INCLUDING BUT NOT LIMITED TO, POWER AND LIGHTING.
    - PROVIDE ALL THE REQUIRED SHORING AND BRACING DESIGNED BY A CONTRACTOR-RETAINED NYS STRUCTURAL ENGINEER. AS REQUIRED BY SPECIFIC LOCATIONS, SHORING AND BRACING MAY INCLUDE MULTIPLE FLOOR LEVELS AND TEMPORARY FOOTINGS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK.
    - PROVIDE ALL REQUIRED PROTECTION MEASURES DURING THE WORK, INCLUDING A FIRE WATCH DURING ANY HOT WORK.
    - REFER TO THE TECHNICAL SPECIFICATIONS FOR THE REMOVAL AND ABATEMENT OF ALL HAZARDOUS MATERIALS, INCLUDING ASBESTOS-CONTAINING MATERIALS.
    - REFER TO THE TECHNICAL SPECIFICATIONS FOR WORK THAT AFFECTS THE EXIST. PAINTED SURFACES THAT MAY CONTAIN LEAD-BASED PAINT. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW U.S. EPA LEAD SAFE PROCEDURES.
56. BR-MAS-01: RAKE OUT MORTAR JOINTS AND REPOINT MASONRY JOINTS TO MATCH EXIST. MORTAR IN COLOR, COMPOSITION, AND TOOLING. ASSUME 100% OF ALL BRICK INTERIOR AND EXTERIOR BASEMENT WALLS AND CHIMNEYS ABOVE THE ROOF LEVEL AND ATTIC. NO CUTTING OF EXIST. BRICK SHALL BE PERMITTED DURING THE JOINT PREPARATION.
57. BR-MAS-02: REMOVE DETERIORATED BRICK MASONRY. PROVIDE ALL REQUIRED SHORING BRACING, AND TEMPORARY WATERPROOFING. REBUILD MASONRY TO MATCH EXIST. IN COLOR, COMPOSITION, AND TOOLING. NO CUTTING OF EXIST. BRICK TO REMAIN SHALL BE PERMIT.
58. BR-MAS-07: CLEAN EXIST. MASONRY WITH GENTLEST EFFECTIVE MEANS BASED ON APPROVED TESTING PROGRAM; SEE THE TECHNICAL SPECIFICATIONS.
59. BR-MAS-14: REMOVE EXIST. DETERIORATED MASONRY WALL(S) OR PIER(S), PROVIDE SHORING AND BRACING AS REQUIRED. MASONRY PIER(S) OR WALL(S) TO MATCH EXIST. COURSING. PROVIDE HORIZONTAL AND VERTICAL REINFORCING. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL SUB-GRADE DISTURBANCE WORK SHALL BE COORDINATED WITH THE OWNER'S ARCHEOLOGIST.BR-MAS-01: RAKE
60. BR-MAS-15: EXCAVATE MIN. 3' OF EARTH SURROUNDING RETAINING WALL. PROVIDE SHORING AND BRACING FOR EARTH AS REQUIRED. REMOVE EXIST. DETERIORATED MASONRY WALL(S). NEW MASONRY WALL(S) TO MATCH EXIST. COURSING. PROVIDE HORIZONTAL AND VERTICAL REINFORCING. INFILL EARTH AROUND EXTERIOR SIDE OF NEW RETAINING WALL. ALL SUB-GRADE DISTURBANCE WORK SHALL BE COORDINATED WITH THE OWNER'S ARCHEOLOGIST
61. BR-WIN-15: REMOVE EXIST. WOOD OR METAL WINDOW INCLUDING SASH, FRAMES, GLAZING, TRIM, MOLDING, STOOL, ETC. PROVIDE ALL REQUIRED SHORING AND BRACING. PREPARE, PRIME AND PAINT EXIST. STEEL LINTEL(S). INSTALL WINDOW INFILL WITH MASS MASONRY, INCLUDING BUT NOT LIMITED TO, BRICK, MORTAR, AND HORIZONTAL AND VERTICAL REINFORCING. TOOTH INTO THE EXIST. WALLS TO REMAIN. BRICK AND MORTAR SHALL MATCH THE EXIST. IN COLOR, COMPOSITION, AND TOOLING. RESTORE INTERIOR SURFACES TO MATCH THE EXIST. AND ADJACENT MATERIALS PER THE PARTITION DETAILS. REFER TO THE LANDSCAPE DWGS FOR MORE INFORMATION.
62. WD-SID-16: REMOVE AND REPLACE EXIST. DETERIORATED WOOD SIDING TO MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY). WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, FLASHING AND STEPPED FLASHING AT INTERSECTIONS WITH FLAT, LOW-SLOPE, SLOPED ROOFS, OR OTHER STANDING OR RUNNING TRIM. PREPARE, PRIME, AND PAINT ALL SIDING PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED. CALL ANY UNDERLYING DETERIORATION TO THE WOOD AND MASONRY STRUCTURAL ELEMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CORRECTIVE ACTION PRIOR TO WORK.
63. WD-SID-18: REMOVE AND REPLACE EXIST. DETERIORATED WOOD TRIM TO MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY).WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, FLASHING AND STEPPED FLASHING AT INTERSECTIONS WITH FLAT, LOW-SLOPE, SLOPED ROOFS, OR OTHER STANDING OR RUNNING TRIM. PREPARE, PRIME, AND PAINT ALL TRIM WORK PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED. CALL ANY UNDERLYING DETERIORATION TO THE WOOD AND MASONRY STRUCTURAL ELEMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CORRECTIVE ACTION PRIOR TO WORK.
64. WD-SHG-17: REMOVE AND REPLACE EXIST. DETERIORATED WOOD SHINGLE SIDING TO MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY). WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, FLASHING AND STEPPED FLASHING AT INTERSECTIONS WITH FLAT, LOW-SLOPE, SLOPED ROOFS, OR OTHER STANDING OR RUNNING TRIM. PREPARE, PRIME, AND PAINT ALL SHINGLES PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED. CALL ANY UNDERLYING DETERIORATION TO THE WOOD AND MASONRY STRUCTURAL ELEMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CORRECTIVE ACTION PRIOR TO WORK.
65. WD-RAI-20: REMOVE AND REPLACE EXIST. WOOD PORCH RAILING. REPLACE WITH WOOD RAILING PER DETAILS ON SHEET X/A-5XX. PROVIDE MILLWORK SHOP DRAWINGS TO THE ARCHITECT PRIOR TO FABRICATION. WORK INCLUDES, BUT IS NOT LIMITED TO, NEW ANCHORAGE TO THE EXIST. WALL AND PORCH STRUCTURE, NEW POST FLASHINGS. PREPARE, PRIME, AND PAINT PER THE TECHNICAL SPECIFIC
66. WD-RAI-27: FABRICATE AND INSTALL DECORATIVE WOOD RAILING ALONG THE PERIMETER OF EAST AND WEST PORCH ROOFS PER DETAILS ON SHEET A-5XX. PROVIDE MILLWORK SHOP DRAWINGS TO ARCHITECT PRIOR TO FABRICATION. WORK INCLUDES, BUT IS NOT LIMITED TO, NEW ANCHORAGE TO THE EXIST. WALL AND PORCH STRUCTURE, NEW POST FLASHINGS. PREPARE, PRIME, AND PAINT PER THE TECHNICAL SPECIFICATIONS.
67. WD-MWD-25: REPAIR EXIST. WOOD ELEMENTS AS INDICATED ON THE DRAWINGS TO MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY) AND/OR BASED ON THE FOLLOWING CRITERIA.
    - WOOD EPOXY CONSOLIDATION SHALL BE PERFORMED ONLY WHERE DETERIORATION IS MINIMAL AND WITH PRIOR APPROVAL OF THE ARCHITECT.
    - INSTALL WOOD DUTCHMAN REPAIRS WHERE INDICATED AND WHERE VOIDS OR CRACKS EXIST.
    - REPLACE WOOD ELEMENTS WHERE DAMAGE GOES BEYOND WHAT IS APPROPRIATE TO CONSOLIDATE OR SELECTIVELY REPLACE WITH A DUTCHMAN, OR DETERIORATION IS TOO EXTENSIVE. WOOD REPLACEMENT AND DUTCHMAN REPAIRS TO MATCH EXIST. PREPARE, PRIME AND PAINT.
    - PREPARE, PRIME, AND PAINT ALL WOOD ELEMENTS PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED.
    - CALL ANY UNDERLYING DETERIORATION TO THE WOOD AND MASONRY STRUCTURAL ELEMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CORRECTIVE ACTION PRIOR TO WORK.
68. WD-MWD-26: REPLACE WOOD DECORATIVE ELEMENTS, BRACKETS, CORNICE, DENTIL, ETC. WITH WOOD PIECES TO MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY). PREPARE, PRIME, AND PAINT ALL ELEMENTS PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED. CALL ANY UNDERLYING DETERIORATION TO THE WOOD AND MASONRY STRUCTURAL ELEMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CORRECTIVE ACTION PRIOR TO WORK.
69. WD-PAN-24: INSTALL AND/OR REPLACE EXIST. FRAMED WOOD LATTICE PANELS AS INDICATED ON THE DRAWINGS AT THE BASE OF WOOD PORCHES, RAMP, ETC. PROVIDE 1/2" WIRE MESH ANIMAL SCREEN BEHIND OPEN LATTICE. PREPARE, PRIME, AND PAINT ALL SURFACES PER THE TECHNICAL SPECIFICATIONS.
70. WD-COL-22: REMOVE AND REPAIR EXIST. WOOD PORCH COLUMN(S) WHERE INDICATED ON THE DRAWINGS. PROVIDE ALL REQUIRED SHORING AND BRACING. PROVIDE SHOP DRAWINGS TO THE ARCHITECT OF ANY COMPONENTS TO BE REPLACED. WORK SHALL MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY). PREPARE, PRIME, AND PAINT ALL COLUMNS PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED.
71. WD-COL-23: REMOVE AND REPLACE EXIST. DETERIORATED WOOD PORCH COLUMN(S) WHERE INDICATED ON THE DRAWINGS. PROVIDE ALL REQUIRED SHORING AND BRACING. PROVIDE SHOP DRAWINGS TO THE ARCHITECT OF ANY COMPONENTS TO BE REPLACED. WORK SHALL MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY). PREPARE, PRIME, AND PAINT ALL COLUMNS PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED.
72. WD-FAS-31: SELECTIVELY REMOVE AND REPLACE EXIST. WOOD FASCIA AS SHOWN ON THE DRAWINGS. PROVIDE ALL REQUIRED SHORING AND BRACING. PROVIDE MILLWORK SHOP DRAWINGS TO THE ARCHITECT FOR NEW WORK. WORK SHALL MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY). PREPARE, PRIME, AND PAINT FASCIA PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED.
73. MT-GUT-29A: REMOVE EXIST. GUTTERS AND INSTALL NEW LEAD-COATED COPPER GUTTERS AND DOWNSPOUTS, AND CONNECT TO NEW SUB-GRADE DRAINAGE SYSTEM.
74. MT-GUT-29B: INSTALL NE

01 INTERIOR AND EXTERIOR REMOVAL LEGENDS

INTERIOR REMOVAL LEGEND		
KEYNOTE	DESCRIPTION	GRAPHIC
I-R-01	PARTITION WALL REMOVAL: SELECTIVELY REMOVE EXIST. PARTITION WALL(S) (MASONRY OR WOOD), INCLUDING BUT NOT LIMITED TO FRAMING, FINISHES, DOOR FRAME AND SADDLE, DOOR LEAF(S), AND HARDWARE. REFER TO TECHNICAL SPECIFICATIONS FOR A LIST OF ITEMS TO SALVAGED AND TURNED OVER TO THE OWNER. PROVIDE ALL THE REQUIRED TEMPORARY SHORING AND BRACING.	
I-R-02	CONCRETE EXCAVATION: SELECTIVELY EXCAVATE/REMOVE EXIST. CONCRETE FLOORING, PERIMETER HAUNCHES, AND FOOTINGS FOR ELEVATOR PIT AND SLAB(S)/RAMP(S)/STAIR(S). PROVIDE ALL REQUIRED SHORING AND BRACING. REFER TO THE STRUCTURAL DWGS. FOR MORE INFORMATION. COORDINATE ALL SUB-GRADE DISTURBANCE WORK WITH THE OWNER'S ARCHEOLOGIST.	
I-R-03	NOT IN USE	
I-R-04	MEP EQUIPMENT REMOVAL: REMOVE EXISTING MECHANICAL AND PLUMBING EQUIPMENT/FIXTURES; REFER TO THE MECHANICAL AND ELECTRICAL DRAWINGS FOR A DETAILED SCOPE OF WORK.	
I-R-05	MASONRY WALL REMOVAL: SELECTIVELY REMOVE MASONRY WALL FOR OPENING.	
I-R-06A	DOOR REMOVAL: SELECTIVELY REMOVE EXIST. WOOD DOOR/STORM DOOR, DOOR FRAME, AND THRESHOLD AS REQUIRED FOR WORK. REFER TO THE DOOR SCHEDULE FOR WORK. REFER TO THE TECHNICAL SPECIFICATIONS FOR A LIST OF ITEMS TO SALVAGED AND TURNED OVER TO THE OWNER. FOR EXTERIOR DOORS, THE CONTRACTOR SHALL ENSURE THAT THE BASE BUILDING IS WATER-TIGHT AT ALL TIMES. AS REQUIRED, PROVIDE TEMPORARY DOORS AND HARDWARE.	
I-R-06B	SAFE DOOR REMOVAL: RETAIN EXISTING SAFE DOOR. SELECTIVELY DEMO AND REMOVE THE EXIST. DOOR FRAME AND THRESHOLD AS REQUIRED FOR WORK. REFER TO THE DOOR SCHEDULE AND ELEVATOR DRAWINGS FOR WORK. REFER TO THE TECHNICAL SPECIFICATIONS FOR A LIST OF ITEMS TO SALVAGED AND TURNED OVER TO THE OWNER.	
I-R-07	POOL CABANA REMOVAL: REMOVE THE EXIST. POOL CABANA STRUCTURE, INCLUDING AND NOT LIMITED TO THE CONCRETE SLAB AND FOOTINGS, WALLS, ROOF, AND PLUMBING AND ELECTRICAL FIXTURES AND LINES. REFER TO THE PLUMBING AND ELECTRICAL DWGS FOR MORE INFORMATION. REFER TO THE TECHNICAL SPECIFICATIONS FOR ITEMS TO SALVAGED AND TURNED OVER TO THE OWNER. THE CONTRACTOR SHALL ENSURE THAT THE BASE BUILDING IS WATER-TIGHT AT ALL TIMES. COORDINATE ALL SUB-GRADE DISTURBANCE WORK WITH THE OWNER'S ARCHEOLOGIST.	
I-R-08	STAIR REMOVAL: REMOVE EXIST. WOOD STAIRS, INCLUDING BUT NOT LIMITED TO TREADS, RISERS, STRINGERS, RAILINGS HARDWARE, WALLS, AND FLOORING. REFER TO THE TECHNICAL SPECIFICATIONS FOR A LIST OF ITEMS TO SALVAGED AND TURNED OVER TO THE OWNER.	
I-R-09	WINDOW REMOVAL: REMOVE EXIST. WINDOW(S), WINDOW FRAME(S), SILL(S) AND STOOL(S). REFER TO THE TECHNICAL SPECIFICATIONS FOR A LIST OF ITEMS TO SALVAGED AND TURNED OVER TO THE OWNER. REFER TO THE SITE AND LANDSCAPE PLANS FOR REMOVAL WORK ASSOCIATED WITH WINDOW WELLS AND ASSOCIATED SITE FEATURES. THE CONTRACTOR SHALL ENSURE THAT THE BASE BUILDING IS WATER-TIGHT AT ALL TIMES.	
I-R-10A	WOOD DECK/INSULATION REMOVAL: CAREFULLY DOCUMENT AND PHOTOGRAPH EXIST. WD. DECKING THAT MAKES UP THE ATTIC FLOORING. ALL EXIST. DECKING SHALL BE NUMBERED, CAREFULLY REMOVED, INCLUDING NAILS, AND STORED FOR REINSTALLATION IN THE SAME LOCATION. DEMO AND REMOVE EXIST. CELLULOSE INSULATION, BENEATH THE ATTIC FLOOR.	
I-R-10B	INSULATION REMOVAL: REMOVE EXIST. CELLULOSE INSULATION PLACED ON THE WOOD CEILING FRAMING AND TOP SIDE OF PLASTER LATHE. CAREFULLY REMOVE SO NOT TO DAMAGE EXISTING ELEMENTS TO REMAIN.	
I-R-11	MILLWORK REMOVAL: REMOVE EXIST. INCLUDING, BUT NOT LIMITED TO, BUILT-IN ARCHITECTURAL MILLWORK, PLATFORMS, COUNTERS, FIXTURES, CHAIR LIFT, ETC. REFER TO THE TECHNICAL SPECIFICATIONS FOR A LIST OF ITEMS TO BE SALVAGED AND TURNED OVER TO THE OWNER. REFER TO THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DWGS. FOR ADDITIONAL WORK.	
I-R-12	FLOOR/STRUCTURE REMOVAL: REMOVE THE EXIST. FINISH FLOOR AND SUPPORT STRUCTURE DOWN TO THE EXIST. CONCRETE OR WOOD DECK/SUB-FLOOR. REMOVALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: EXIST. WD. SLEEPERS AND WOOD FRAMING, WOOD AND CONCRETE SUB-FLOORING IN THROUGH-FLOOR DEMOLITION, BRICK FLOORING, WOOD FLOORING, LINOLEUM FLOORING, COMPOSITE FLOORING, TERRA-COTTA TILE FLOORING, TEMP. SUPPORTING ALL WALL FRAMING AND FINISHES THAT MAY BE SUPPORTED BY THE EXIST. FLOORING.	
I-R-13A	CLOSET FLOORING REMOVAL: REMOVE THE EXIST. CLOSET FLOORING AND WD. FRAMING AT THE UPPER LEVEL; PROVIDE ALL REQUIRED SHORING AND FRAMING. REFER TO THE STRUCTURAL DWGS FOR ADDITIONAL INFORMATION.	
I-R-13B	FLOOR STRUCTURE REMOVAL: REMOVE THE EXIST. FLOOR FINISH, STRUCTURAL FRAMING, AND STRUCTURAL SLAB TO CREATE AN ELEVATOR SHAFTWAY; REFER TO THE STRUCTURAL DWGS FOR ADDITIONAL INFORMATION.	
I-R-14	BRICK FLOORING REMOVAL: CAREFULLY REMOVE EXISTING BRICK FLOORING AND STORE FOR REINSTALLATION. EXCAVATE/REMOVE EXISTING CONCRETE SLAB UNDERNEATH AND SOIL. PROVIDE ALL REQUIRED SHORING AND BRACING OF EXISTING WALLS, INCLUDING FOUNDATION AND BRICK CHIMNEY. COORDINATE ALL SUB-GRADE DISTURBANCE WORK WITH THE OWNER'S ARCHAEOLOGIST.	

EXTERIOR REMOVAL LEGEND		
KEYNOTE	DESCRIPTION	GRAPHIC
E-R-01	EPDM ROOFING REMOVAL: REMOVE EXISTING EPDM ROOFING SYSTEM AND ASSOCIATED FLASHINGS DOWN TO ROOF DECK. NOTIFY ARCHITECT AND OWNER OF DAMAGE TO EXISTING ROOF SO THAT CORRECTIVE ACTION CAN BE TAKEN PRIOR TO NEW WORK.	
E-R-02	SHINGLE ROOFING REMOVAL: REMOVE EXISTING WOOD SHINGLE ROOFING SYSTEM DOWN TO THE EXISTING WOOD DECKING. NOTIFY THE ARCHITECT AND OWNER OF DETERIORATION SO CORRECTIVE ACTION CAN BE TAKEN PRIOR TO NEW WORK. WORK ALSO INCLUDES, BUT IS NOT LIMITED TO EXISTING WOOD RIDGE BOARDS, PURLINS, AND FLASHINGS, AND DRIP EDGES.	
E-R-03	FLUE REMOVAL: REMOVE EXISTING MTL. FLUE CAP, DAMPERS AND SPARK ARRESTORS.	

INTERIOR REMOVAL GENERAL NOTES
1. THIS IS A HISTORIC STRUCTURE; PRIOR TO THE START OF ANY WORK, THE CONTRACTOR SHALL PREPARE AND SUBMIT FOR REVIEW AND APPROVAL A PROJECT/ELEMENT SPECIFIC REMOVAL PLAN. ALL REMOVAL WORK SHALL BE EXECUTED USING THE LEAST DESTRUCTIVE METHODS AND SHALL RETAIN ALL EXISTING BUILDING FABRIC.
2. PROTECTIONS: PRIOR TO THE START OF ANY WORK, THE CONTRACTOR SHALL PREPARE AND SUBMIT FOR REVIEW AND APPROVAL A LOCATION-SPECIFIC PROTECTION PLAN FOR SITE/LANDSCAPE FEATURES AND EXTERIOR AND INTERIOR BUILDING ELEMENTS. GREAT CARE IS TO BE TAKEN TO PROTECT THE EXIST. SITE AND LANDSCAPE AND BUILDING FABRIC AND FINISHES TO REMAIN. NO DAMAGE TO THE EXIST. CONSTRUCTION TO REMAIN WILL BE ALLOWED. REFER TO THE TECHNICAL SPECIFICATIONS FOR PROTECTION PLAN REQUIREMENTS.
3. REMOVALS: ALL REMOVALS SHOULD BE CONDUCTED WITH GREAT CARE AND SHALL NOT DAMAGE ITEMS TO BE REMOVED, REMOVED AND SALVAGED, OR EXIST. CONSTRUCTION TO REMAIN. REFER TO THE TECHNICAL SPECIFICATIONS FOR A LIST OF ITEMS TO BE SALVAGED AND TURNED OVER TO THE OWNER. ALSO, NOTE THAT SALVAGED SITE/LANDSCAPE AND BUILDING ELEMENTS MAY BE RE-INCORPORATED INTO THE WORK.
4. HISTORIC DOORS: REFER TO DOOR SCHEDULE FOR DOORS TO BE SALVAGED AND REUSED IN EXISTING OR NEW LOCATIONS. ALL HISTORIC DOORS SCHEDULED FOR REMOVAL SHOULD BE SALVAGED AND REUSED IN NEW LOCATIONS OR RETAINED BY THE OWNER FOR STORAGE OR DISPLAY.
5. AT CONCEALED EXIST. CONDITIONS, IF DETERIORATED BUILDING ELEMENTS ARE OBSERVED BY THE CONTRACTOR, PLEASE IMMEDIATELY BRING THEM TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CORRECTIVE ACTION.
6. TEMPORARY PROTECTIONS: DURING ALL REMOVALS AND UNTIL WORK IS PERFORMED, ENSURE THAT THE BASE BUILDING IS WATERTIGHT AT ALL TIMES, INCLUDING, AND NOT LIMITED ROOFS, DOORS, WINDOWS, SIDINGS, AND FOUNDATIONS.
7. REMOVALS: REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND STRUCTURAL DRAWINGS FOR THEIR ASSOCIATED REMOVALS.
8. THE CONTRACTOR SHALL PROVIDE ALL THE REQUIRED TEMPORARY SERVICES DURING THE WORK, INCLUDING BUT NOT LIMITED TO POWER AND LIGHTING.
9. PROVIDE ALL THE REQUIRED SHORING AND BRACING DESIGNED BY A CONTRACTOR-RETAINED NYS STRUCTURAL ENGINEER. AS REQUIRED, BUT SPECIFIC LOCATIONS, SHORING, AND BRACING MAY INCLUDE MULTIPLE FLOOR LEVELS AND TEMPORARY FOOTINGS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK.
10. PROVIDE ALL REQUIRED FIRE PROTECTION MEASURES DURING THE WORK, INCLUDING A FIRE WATCH DURING ANY HOT WORK.

02 INTERIOR AND EXTERIOR REPAIR LEGENDS

INTERIOR REPAIR LEGEND		
KEYNOTE	DESCRIPTION	DETAIL
I-01	CONCRETE FLOOR INSTALLATION: INSTALL CONCRETE FLOOR SLAB. REFER TO STRUCTURAL DWGS FOR ADDITIONAL INFORMATION. PREPARE, PRIME, AND PAINT.	
I-02	FLOORING INSTALLATION: PROVIDE FRAMING, SUB-FLOORING, AND FINISH FLOORING PER SPECIFIC LOCATION. REFER TO THE FINISH SCHEDULE FOR MORE INFORMATION.	
I-03A	DOOR INFILL: NEW OR INFILL EXIST. DOOR OPENING. INSTALL INTERIOR FINISH AND NEW WOOD STANDING AND RUNNING TRIM AND MOLDINGS TO MATCH EXIST. ADJACENT. SEE FINISH SCHEDULE AND WALL PARTITION SCHEDULE.	
I-03B	WINDOW INFILL: INFILL EXIST. WINDOW OPENING. INSTALL INTERIOR FINISH AND NEW WOOD STANDING AND RUNNING TRIM AND MOLDINGS TO MATCH EXIST. ADJACENT. SEE FINISH SCHEDULE AND WALL PARTITION SCHEDULE.	
I-04	CONCRETE LANDING, STEPS, AND RAMP: INSTALL CONCRETE LANDING, STEPS, AND RAMP. METAL HANDRAILS FOR STAIRS AND RAMP. INLAY ADA TACTILE PADS AT THE SLOPED RAMP. REFER TO THE STRUCTURAL DRAWINGS AND ENLARGED ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.	
I-05	PARTITION WALL: PROVIDE PARTITION WALL(S) PER THE WALL PARTITION DETAILS. WORK INCLUDES, BUT IS NOT LIMITED TO, BASE, CHAIR RAIL, AND CEILING MOLDING TO MATCH EXISTING ADJACENT. SEE FINISH SCHEDULE.	
I-06	NEW ELEVATOR: INSTALL THREE-STOP ELEVATOR - WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, ELEVATOR PIT, ELEVATOR CAB, CAB INTERIOR FINISHES, SHAFT WALL CONSTRUCTION WALL, VERTICAL RAILS, DOOR OPENINGS, ATTIC RE-FRAMING AND ATTIC/ROOF CONSTRUCTION. REFER TO PARTITION DETAILS, ROOF PLAN, STRUCTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.	
I-07	NEW DOOR: PROVIDE AND INSTALL DOOR IN THE EXIST. OR NEW OPENING; WORK INCLUDES, BUT IS NOT LIMITED TO, FRAME, DOOR LEAF, THRESHOLD, STANDING AND RUNNING TRIM, AND HARDWARE. REFER TO THE DOOR AND FINISH THE SCHEDULE FOR ADDITIONAL INFORMATION.	
I-08	CUSTOM MILLWORK: SUPPLY AND INSTALL CUSTOM ARCHITECTURAL MILLWORK: MILLWORK INCLUDES, BUT IS NOT LIMITED TO, SHELVING, DISPLAY CASES, CABINETRY, ETC. REFER TO THE ENLARGED ARCHITECTURAL DETAILS, APPLIANCE SCHEDULE, AND PLUMBING DRAWINGS FOR MORE INFORMATION.	
I-09	NEW WINDOW: PROVIDE AND INSTALL UPPER AND LOWER WINDOW SASH, WINDOW CASING, SILL, STOOL, HARDWARE, AND WEATHER-STRIPPING. REFER TO THE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.	
I-10	VERTICAL SHAFT: INSTALL FIRE-RATED VERTICAL SHAFT/RISER FROM BASEMENT TO ATTIC. WORK INCLUDES, BUT IS NOT LIMITED TO, FIRE STOPPING AND FIRE DAMPERS.	
I-11	NEW INSULATION: PROVIDE AND INSTALL INSULATION PER THE TECHNICAL SPECIFICATIONS. REINSTALL EXIST. WOOD ATTIC DECKING TO MATCH THE ORIGINAL LOCATIONS.	
I-12	MASONRY WALL: BUILD NEW MASONRY WALL.	
I-13	PAVING REPOINTING: REPOINT EXIST. EXTERIOR FLAGSTONES AND BRICK PERIMETER AT EAST PORCH. CLEAN MASONRY AT COMPLETION WITH THE GENTLEST MEANS POSSIBLE.	
I-14	FIXED WOOD DOOR: FIX EXIST. WOOD DOOR IN THE CLOSED POSITION. SCOPE OF WORK INCLUDES MECHANICAL FASTNERS, AND PERIMETER SEALANT. PREPARE, PRIME, AND PAINT. REFER TO THE DOOR SCHEDULE FOR MORE INFORMATION.	
I-15	CONCRETE FLOOR REPAIR: REPAIR EXIST. CONCRETE FLOORING WHERE MISSING OR DAMAGED. PREPARE THE SUBSTRATE TO RECEIVE PRIMER (AS REQUIRED) AND NEW SELF-LEVELING TOPPING SLAB AND RESILIENT LINOLEUM SHEET FLOOR COVERING PER THE MANUFACTURER'S REQUIREMENTS, INCLUDING BUT NOT LIMITED TO SUB-SURFACE PREPARATION AND MOISTURE CONTENT, ADHESIVES, SEAMS, ETC.	
I-16	BRICK FLOORING: INSTALL NEW CONCRETE SLAB. REINSTALL SALVAGED BRICK FLOORING TO MATCH EXISTING IN PATTERN.	

INTERIOR GENERAL NOTES
1. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND STRUCTURAL DRAWINGS FOR THEIR ASSOCIATED WORK.
2. SEE FINISHES: REFER TO ROOM FINISH SCHEDULE FOR DETAILED FINISH, FIXTURE, AND FURNITURE INFORMATION

EXTERIOR REPAIR LEGEND		
KEYNOTE	DESCRIPTION	DETAIL
E-01	L.C.C. FLAT-SEAM ROOF: REPLACE WOOD SHEATHING AS REQUIRED TO MATCH EXISTING (ASSUME 20% REPLACEMENT). INSTALL NEW UNDERLAYMENT, ICE-AND-WATER SHIELD MEMBRANE, AND LEAD-COATED COPPER FLAT-SEAM METAL ROOF. TEMPORARILY REMOVE EXISTING WOOD SIDING TO ACCOMODATE NEW FLASHING, REINSTALL AFTER COMPLETION.	
E-02	WOOD SHINGLE ROOF: REPLACE WOOD SHEATHING AS REQUIRED TO MATCH EXISTING (ASSUME 20% REPLACEMENT). INSTALL NEW 3/4" PRESSURE-TREATED WOOD SHEATHING, UNDERLAYMENT, ICE-AND-WATER SHIELD MEMBRANE, AND WOOD SHINGLE ROOFING. PROVIDE NEW LEAD-COATED COPPER FLASHINGS AS SHOWN.	
E-03	CHIMNEY CAP: PROVIDE AND INSTALL NEW LOW PROFILE LEAD COATED COPPER VENTED CHIMNEY CAP.	
E-04	ACCESS HATCH: PROVIDE AND INSTALL NEW ACCESS HATCH AT FLAT-SEAM METAL ROOF.	
E-05	VENT PIPE: PROVIDE AND INSTALL NEW VENT PIPE AT FLAT-SEAM METAL ROOF.	

EXTERIOR GENERAL NOTES
1. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND STRUCTURAL DRAWINGS FOR THEIR ASSOCIATED WORK.

03 FACADE REPAIR/RESTORATION LEGEND

FACADE REPAIR/RESTORATION LEGEND
(APPLIES TO ALL FORTHCOMING DRAWING SHEETS)

KEY NOTE	DRAWING GRAPHIC	DESCRIPTION	DETAIL
MASONRY			
BR-MAS-01		BRICK MASONRY REPOINTING: RAKE OUT MORTAR JOINTS AND REPOINT MASONRY JOINTS TO MATCH EXIST. MORTAR IN COLOR, COMPOSITION, AND TOOLING. ASSUME 100% OF ALL BRICK INTERIOR AND EXTERIOR BASEMENT WALLS AND CHIMNEYS ABOVE THE ROOF LEVEL AND ATTIC. NO CUTTING OF EXIST. BRICK SHALL BE PERMITTED DURING THE JOINT PREPARATION.	
BR-MAS-02		BRICK MASONRY REPAIR: REMOVE DETERIORATED BRICK MASONRY. PROVIDE ALL REQUIRED SHORING BRACING, AND TEMPORARY WATERPROOFING. REBUILD MASONRY TO MATCH EXIST. IN COLOR, COMPOSITION, AND TOOLING. NO CUTTING OF EXIST. BRICK TO REMAIN SHALL BE PERMITTED.	
BR-MAS-07		MASONRY CLEANING: CLEAN EXIST. MASONRY WITH GENTLEST EFFECTIVE MEANS BASED ON APPROVED TESTING PROGRAM; SEE THE TECHNICAL SPECIFICATIONS.	
BR-MAS-14		BRICK MASONRY MASS-MASONRY REPLACEMENT: REMOVE EXIST. DETERIORATED MASONRY WALL(S) OR PIER(S). PROVIDE SHORING AND BRACING AS REQUIRED. MASONRY PIER(S) OR WALL(S) TO MATCH EXIST. COURSING. PROVIDE HORIZONTAL AND VERTICAL REINFORCING. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL SUB-GRADE DISTURBANCE WORK SHALL BE COORDINATED WITH THE OWNERS ARCHEOLOGIST.	
BR-MAS-15		BRICK RETAINING WALL REPLACEMENT: EXCAVATE MIN. 3' OF EARTH SURROUNDING RETAINING WALL. PROVIDE SHORING AND BRACING FOR EARTH AS REQUIRED. REMOVE EXIST. DETERIORATED MASONRY WALL(S). NEW MASONRY WALL(S) TO MATCH EXIST. COURSING. PROVIDE HORIZONTAL AND VERTICAL REINFORCING. INFILL EARTH AROUND EXTERIOR SIDE OF NEW RETAINING WALL. ALL SUB-GRADE DISTURBANCE WORK SHALL BE COORDINATED WITH THE OWNERS ARCHEOLOGIST.	
BR-WIN-15		WINDOW INFILL: REMOVE EXIST. WOOD OR METAL WINDOW INCLUDING SASH, FRAMES, GLAZING, TRIM, MOLDING, STOOL, ETC. PROVIDE ALL REQUIRED SHORING AND BRACING. PREPARE, PRIME AND PAINT EXIST. STEEL LINTEL(S). INSTALL WINDOW INFILL WITH MASS MASONRY, INCLUDING BUT NOT LIMITED TO, BRICK, MORTAR, AND HORIZONTAL AND VERTICAL REINFORCING. TOOTH INTO THE EXIST. WALLS TO REMAIN. BRICK AND MORTAR SHALL MATCH THE EXIST. IN COLOR, COMPOSITION, AND TOOLING. RESTORE INTERIOR SURFACES TO MATCH THE EXIST. AND ADJACENT MATERIALS PER THE PARTITION DETAILS. REFER TO THE LANDSCAPE DWGS FOR MORE INFORMATION.	
WOOD			
WD-SID-16		WOOD CLAPBOARD SIDING REPLACEMENT: REMOVE AND REPLACE EXIST. DETERIORATED WOOD SIDING TO MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY). WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, FLASHING AND STEPPED FLASHING AT INTERSECTIONS WITH FLAT, LOW-SLOPE, SLOPED ROOFS, OR OTHER STANDING OR RUNNING TRIM. PREPARE, PRIME, AND PAINT ALL NEW WEATHERSTRIPPING. REPAIR FINISHES DAMAGED BY THE WORK. PREPARE, PRIME, AND PAINT ALL ELEMENTS PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED. CALL ANY UNDERLYING DETERIORATION TO THE WOOD AND MASONRY STRUCTURAL ELEMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CORRECTIVE ACTION PRIOR TO WORK.	
WD-SID-18		WOOD TRIM REPAIR: REMOVE AND REPLACE EXIST. DETERIORATED WOOD TRIM TO MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY) WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, FLASHING AND STEPPED FLASHING AT INTERSECTIONS WITH FLAT, LOW-SLOPE, SLOPED ROOFS, OR OTHER STANDING OR RUNNING TRIM. PREPARE, PRIME, AND PAINT ALL TRIM WORK PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED. CALL ANY UNDERLYING DETERIORATION TO THE WOOD AND MASONRY STRUCTURAL ELEMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CORRECTIVE ACTION PRIOR TO WORK.	
WD-SHG-17		WOOD SHINGLE SIDING REPLACEMENT: REMOVE AND REPLACE EXIST. DETERIORATED WOOD SHINGLE SIDING TO MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY). WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, FLASHING AND STEPPED FLASHING AT INTERSECTIONS WITH FLAT, LOW-SLOPE, SLOPED ROOFS, OR OTHER STANDING OR RUNNING TRIM. PREPARE, PRIME, AND PAINT ALL SHINGLES PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED. CALL ANY UNDERLYING DETERIORATION TO THE WOOD AND MASONRY STRUCTURAL ELEMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CORRECTIVE ACTION PRIOR TO WORK.	
WD-RAI-20		WOOD RAILING REPLACEMENT: REMOVE AND REPLACE EXIST. WOOD PORCH RAILING. REPLACE WITH WOOD RAILING PER DETAILS ON SHEET X/A-5XX. PROVIDE MILLWORK SHOP DRAWINGS TO THE ARCHITECT PRIOR TO FABRICATION. WORK INCLUDES, BUT IS NOT LIMITED TO, NEW ANCHORAGE TO THE EXIST. WALL AND PORCH STRUCTURE, NEW POST FLASHINGS. PREPARE, PRIME, AND PAINT PER THE TECHNICAL SPECIFICATIONS.	
WD-RAI-27		WOOD DECORATIVE RAILING INSTALLATION: FABRICATE AND INSTALL DECORATIVE WOOD RAILING ALONG THE PERIMETER OF EAST AND WEST PORCH ROOFS PER DETAILS ON SHEET A-5XX. PROVIDE MILLWORK SHOP DRAWINGS TO ARCHITECT PRIOR TO FABRICATION. WORK INCLUDES, BUT IS NOT LIMITED TO, NEW ANCHORAGE TO THE EXIST. WALL AND PORCH STRUCTURE, NEW POST FLASHINGS. PREPARE, PRIME, AND PAINT PER THE TECHNICAL SPECIFICATIONS.	
WD-MWD-25		MISCELLANEOUS WOOD REPAIRS: REPAIR EXIST. WOOD ELEMENTS AS INDICATED ON THE DRAWINGS TO MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY) AND/OR BASED ON THE FOLLOWING CRITERIA. • WOOD EPOXY CONSOLIDATION SHALL BE PERFORMED ONLY WHERE DETERIORATION IS MINIMAL AND WITH PRIOR APPROVAL OF THE ARCHITECT. • INSTALL WOOD DUTCHMAN REPAIRS WHERE INDICATED AND WHERE VOIDS OR CRACKS EXIST. • REPLACE WOOD ELEMENTS WHERE DAMAGE GOES BEYOND WHAT IS APPROPRIATE TO CONSOLIDATE OR SELECTIVELY REPLACE WITH A DUTCHMAN, OR DETERIORATION IS TOO EXTENSIVE. WOOD REPLACEMENT AND DUTCHMAN REPAIRS TO MATCH EXIST. PREPARE, PRIME AND PAINT. • PREPARE, PRIME, AND PAINT ALL WOOD ELEMENTS PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED. • CALL ANY UNDERLYING DETERIORATION TO THE WOOD AND MASONRY STRUCTURAL ELEMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CORRECTIVE ACTION PRIOR TO WORK.	
WD-MWD-26		MISCELLANEOUS WOOD ELEMENT REPLACEMENT: REPLACE WOOD DECORATIVE ELEMENTS, BRACKETS, CORNICE, DENTIL, ETC. WITH WOOD PIECES TO MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY). PREPARE, PRIME, AND PAINT ALL ELEMENTS PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED. CALL ANY UNDERLYING DETERIORATION TO THE WOOD AND MASONRY STRUCTURAL ELEMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CORRECTIVE ACTION PRIOR TO WORK.	
WD-PAN-24		FRAMED WOOD LATTICE PANEL INSTALLATION AND REPLACEMENT: INSTALL AND/OR REPLACE EXIST. FRAMED WOOD LATTICE PANELS AS INDICATED ON THE DRAWINGS AT THE BASE OF WOOD PORCHES, RAMP, ETC. PROVIDE 1/2" WIRE MESH ANIMAL SCREEN BEHIND OPEN LATTICE. PREPARE, PRIME, AND PAINT ALL SURFACES PER THE TECHNICAL SPECIFICATIONS.	
WD-COL-22		WOOD COLUMN REPAIR: REMOVE AND REPAIR EXIST. WOOD PORCH COLUMN(S) WHERE INDICATED ON THE DRAWINGS. PROVIDE ALL REQUIRED SHORING AND BRACING. PROVIDE SHOP DRAWINGS TO THE ARCHITECT OF ANY COMPONENTS TO BE REPLACED. WORK SHALL MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY). PREPARE, PRIME, AND PAINT ALL COLUMNS PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED.	
WD-COL-23		WOOD COLUMN REPLACEMENT: REMOVE AND REPLACE EXIST. DETERIORATED WOOD PORCH COLUMN(S) WHERE INDICATED ON THE DRAWINGS. PROVIDE ALL REQUIRED SHORING AND BRACING. PROVIDE SHOP DRAWINGS TO THE ARCHITECT OF ANY COMPONENTS TO BE REPLACED. WORK SHALL MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY). PREPARE, PRIME, AND PAINT ALL COLUMNS PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED.	
WD-DEK-21		WOOD DECK REPLACEMENT: REMOVE AND REPLACE EXIST. WOOD PORCH TONGUE-AND-GROOVE DECKING AND FRAMING AT THE WEST PORCH AND EAST ENTRY STEPS. REFER TO THE ENLARGED PLANS AND STRUCTURAL DRAWINGS FOR FRAMING SIZE, LAYOUT AND CONNECTIONS. NEW DECKING SHALL MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND ORIENTATION (DIRECTION). PREPARE, PRIME, AND PAINT DECKING PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED.	
WD-FAS-31		WOOD FASCIA REPLACEMENT: SELECTIVELY REMOVE AND REPLACE EXIST. WOOD FASCIA AS SHOWN ON THE DRAWINGS. PROVIDE ALL REQUIRED SHORING AND BRACING. PROVIDE MILLWORK SHOP DRAWINGS TO THE ARCHITECT FOR NEW WORK. WORK SHALL MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY). PREPARE, PRIME, AND PAINT FASCIA PER THE TECHNICAL SPECIFICATIONS. ALL WOOD TO BE BACK PRIMED.	

KEY NOTE	DRAWING GRAPHIC	DESCRIPTION	DETAIL
THERMAL AND MOISTURE PROTECTION			
MT-GUT-29A		GUTTER & DOWNSPOUT INSTALLATION: REMOVE EXIST. GUTTERS AND INSTALL NEW LEAD-COATED COPPER GUTTERS AND DOWNSPOUTS, AND CONNECT TO NEW SUB-GRADE DRAINAGE SYSTEM.	
MT-GUT-29B		GUTTER & DOWNSPOUT INSTALLATION: INSTALL NEW LEAD-COATED COPPER GUTTERS AND DOWNSPOUTS, AND CONNECT TO NEW SUB-GRADE DRAINAGE SYSTEM.	
MT-FLA-30		MISCELLANEOUS METAL COPPER FLASHING REPLACEMENT: INSTALL NEW LEAD-COATED COPPER FLASHINGS ABOVE WINDOWS, AT THE WATER TABLE, AND AS SHOWN ON THE DRAWINGS. REMOVE AND REPLACE SIDING AS REQUIRED TO PERFORM THE WORK. TYPICAL FOR ALL DOORS AND WINDOWS.	
WINDOWS AND DOORS			
WD-DOO-33		WOOD DOOR RESTORATION: REMOVE EXIST. STORM DOOR, IF PRESENT. REMOVE THE DOOR SLAB TO BE RESTORED IN AN APPROVED OFF-SITE WOODWORKING SHOP IN A CONTROLLED ENVIRONMENT. THE DOOR SHOULD BE CAREFULLY STRIPPED OF ALL PAINT, CAULK, FILLER, AND INAPPROPRIATE PATCHES AND RESTORED, INCLUDING REPLACING DETERIORATED ELEMENTS TO MATCH EXIST. IN SPECIES (TYPE), SIZE (HEIGHT, THICKNESS, ETC.), GRADE (QUALITY) AND JOINERY (ASSEMBLY). REINSTALL DOOR AFTER COMPLETION OF REPAIRS. REPAIR EXIST. INTERIOR AND EXTERIOR WOOD FRAME. STANDING AND RUNNING TRIM, AND SADDLES IN SITU BASED ON THE FOLLOWING CRITERIA. • WOOD EPOXY CONSOLIDATION SHALL BE PERFORMED ONLY WHERE DETERIORATION IS MINIMAL AND WITH PRIOR APPROVAL OF THE ARCHITECT.

01 SITE PLAN ANALYSIS

EXISTING AND PROPOSED

TOWN OF SHELTER ISLAND, NY
SUFFOLK COUNTY

EXISTING

CHAPTER 133 ZONING CODE

ZONE: AA: RESIDENTIAL

PARTIAL NEAR SHORE DISTRICT OVERLAY

MIN. LOT AREA: 80,000 SQ FT
MIN. LOT FRONTAGE: 160 FT

LOT COVERAGE

BUILDINGS:	25%	1492594.5	SF
IMPERVIOUS AREA:	40%	2388151.2	SF
SETBACKS:			
FRONT SETBACK:	50	FT	
SIDE SETBACKS:	20	FT	
REAR SETBACKS:	20	FT	
MIN. DWELLING LIVING AREA:	1200	SF / 850 SF 1ST FLOOR	
MAX BUILDING HEIGHT:	2 STORIES		
ZONE:	35		
FLAT ROOFS:	25'		

PERMITTED PRINCIPAL USES

RESIDENTIAL:
ONE-FAMILY DWELLINGS
COMMUNITY SERVICE
BUSINESS:
AGRICULTURAL - FARMING TREES, SHRUBS, PLANTS, FOOD CROPS
FISHING - OYSTERING, CLAMMING, FISHING
PERMITTED PRINCIPAL USES REQUIRING A SPECIAL PERMIT:
CLUBS, PRIVATE, NONPROFIT ORGANIZATIONS
EDUCATIONAL INSTITUTIONS
PROVIDED:
NO BUILDING SHALL BE LESS THAN 50 FT FROM ANY STREET
ANY SCHOOL SHOULD BE REGISTERED AS A NONPROFIT
NURSERY SCHOOLS
<5 STUDENTS IN A DWELLING
RIDING RINGS

PERMITTED ACCESSORY USES

PERSONAL USE BY OCCUPANTS
STORAGE AND REPAIR OF BOATS
PRIVATE DOCK
KEEPING AND MAINTAINING OF LIVESTOCK AND/O POULTRY, MIN 40 FT SETBACK
BUSINESS USE
PROFESSIONAL HOME OFFICE
PERMITTED HOME OCCUPATION

PROPOSED

OTHER ACCESSORY USES

- ACCESSORY BUILDINGS FOR SLEEPING QUARTERS, DORMITORIES AND GUEST QUARTERS PROVIDED THERE ARE NO KITCHEN FACILITIES AND THEY ARE NOT USED FOR RENTAL PURPOSES.
- ACCESSORY BUILDINGS OR STRUCTURES CUSTOMARILY USED OR INCIDENTAL TO ANY OF THE PRINCIPAL USES PERMITTED IN THE DISTRICT, PROVIDED THE ACCESSORY USE IS ON THE SAME LOT UNDER THE SAME OWNERSHIP.
- BED AND BREAKFAST SUBJECT TO REQUIREMENTS
- ACCESSORY APARTMENTS
- PERMITTED SPECIAL USES REQUIRING A SPECIAL PERMIT BY THE TOWN BOARD ONE-FAMILY DWELLINGS AND ACCESSORY STRUCTURES WITH AN SFLA OF 6,000 SQ FT OR MORE.

NEAR SHORE AND PENINSULAR OVERLAY DISTRICT

PART OF THE PROPERTY IS INCLUDED IN THE NEAR SHORE OVERLAY DISTRICT AND THE FOLLOWING CRITERIA APPLY:

- THE FRESHWATER TABLE IS CLOSE TO SEA LEVEL AND RISK OF SALT WATER INTRUSION EXISTS OR HAS OCCURRED THROUGH CONSUMPTIVE USE OF AVAILABLE POTABLE WATER.
- THE LAND SURFACE IS CLOSE TO THE LEVEL OF THE FRESHWATER TABLE, INCREASING THE RISK OF POLLUTION OF THE AQUIFER.
- THE LAND DRAINS TOWARD CREEK OR BAY WATERS, INCREASING POTENTIAL POLLUTION FROM SURFACE OR BELOW-GROUND DRAINAGE.
- DENSITY OF DEVELOPMENT AND ANTICIPATED FUTURE DEVELOPMENT THREATEN THE ECOLOGICALLY SENSITIVE AREAS.
- THE LAND DRAINS TOWARD FRESHWATER PONDS WHICH ARE HYDRAULICALLY CONNECTED TO OUTCROPPINGS OF THE FRESHWATER TABLE WHICH MAY RESULT IN POLLUTION OF THE FRESHWATER TABLE.

SHORELINE VEGETATIVE BUFFER

SHORELINE VEGETATIVE BUFFER. A SHORELINE VEGETATIVE BUFFER AS DESCRIBED AT § 133-12C SHALL BE MAINTAINED ADJACENT TO ALL BAY, CREEK, ESTUARY, STREAM, FRESH OR POND SHORELINES AND WETLANDS. THE BUFFER DEPTH SHALL BE 75 FEET.

LOT DEVELOPMENT

- A PERMIT IS REQUIRED FOR ANY CONSTRUCTION ON LOTS WHOLLY AND PARTIALLY WITHIN THE NEAR SHORE DISTRICT WHEN NON-BUILDING IMPERVIOUS SURFACE EXCEEDS A TOTAL OF 1,000 SQ FT.
- FINAL APPROVAL WILL BE NOT BE GRANTED UNTIL ALL OTHER REQUIRED PERMITS ARE RECEIVED.
- DISCRETIONARY REQUIREMENTS FOR HYDROLOGICAL COMPUTATIONS, ARCHAEOLOGICAL, TOPOGRAPHICAL OR ENGINEERING STUDIES, AND OTHER DATA AS DEEMED NECESSARY BY THE BUILDING DEPARTMENT.

02 CODE ANALYSIS

APPLICABLE CODES

NAME OF CODE	CHAPTERS
2020 EBC OF NYS(IEBC 2018)	6, 8, 9, 10, 12
2020 BC OF NEW YORK (IBC 2018)	3, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 21, 23, 24, 25, 27-30
2020 FC OF NYS (IFC 2018)	
2020 PC OF NYS (IPC 2018)	
2020 MC OF NYS (IMC 2018)	
2020 EC OF NYS (IECC 2018)	
NYS ACCESSIBILITY CODE 2009 (ANSI 117.1 2009)	
2010 ADA REQUIREMENTS	
NYS ELECTRICAL CODE 2017 (NFPA 70, 2017)	
NYS FIRE SPRINKLER CODE 2016 (NFPA 13, 2016)	
NYS EEC (ASME A17.1, 2016)	

OCCUPANCY: MIXED OCCUPANCY
B - MUSEUM SPACES WITH AN OCCUPANT LOAD OF LESS THAN 50 PER BC: 303.1.2
B - MUSEUM SUPPORT
S-2 - MUSEUM STORAGE
R-3 - RESIDENTIAL
FIRE PROTECTION: BUILDING TO BE FULLY SPRINKLERED

03 ENERGY ANALYSIS

COMMERCIAL: CLIMATE ZONE 4A

ALL WORK SHALL COMPLY WITH 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, CHAPTER 5 (CE): EXISTING BUILDINGS.

04 SPECIAL & PROGRESS INSPECTIONS

THE OWNER, IN COLLABORATION WITH THE ARCHITECT AND A SPECIAL INSPECTION AGENCY, AND THE CONTRACTOR, SHALL BE RESPONSIBLE FOR THE FOLLOWING SPECIAL OR PROGRESS INSPECTIONS:

SPECIAL INSPECTION CATEGORIES [X] *INDICATES REPORT REQUIRED*

Y	N	SPECIAL INSPECTIONS	CODE/SECTION
[X]	[ ]	STRUCTURAL STEEL - WELDING	
[X]	[ ]	STRUCTURAL STEEL - DETAILS	
[ ]	[X]	STRUCTURAL STEEL - HIGH STRENGTH BOLTING	
[X]	[ ]	STRUCTURAL COLD-FORMED STEEL	
[X]	[ ]	CONCRETE - CAST-IN-PLACE	
[ ]	[X]	CONCRETE - PRECAST	
[ ]	[X]	CONCRETE - PRESTRESSED	
[X]	[ ]	MASONRY	
[ ]	[X]	WOOD - INSTALLATION OF HIGH-LOAD-DIAPHRAMS	
[ ]	[X]	WOOD - INSTALLATION OF METAL-PALTE-CONNECTED-TRUSSES	
[ ]	[X]	WOOD - INSTALLATION OF PREFABRICATED I-JOISTS	
[X]	[ ]	SUBGRADE INSPECTION	
[ ]	[X]	SUBSURFACE CONDITIONS - FILL PLACEMENT & IN-PLACE DENSITY	
[ ]	[X]	SUBSURFACE INVESTIGATION (BORINGS/TEST PITS)	
[ ]	[X]	DEEP FOUNDATION ELEMENTS	
[ ]	[X]	HELICAL PILES (BB # 2014-020)	
[ ]	[X]	VERTICAL MASONRY FOUNDATION ELEMENTS	
[ ]	[X]	WALL PANELS, CURTAIN WALLS, AND VENEERS	
[X]	[ ]	SPRAYED FIRE-RESISTANT MATERIALS	
[ ]	[X]	MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS	
[ ]	[X]	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)	
[ ]	[X]	ALTERNATIVE MATERIALS - OTCR BUILDINGS BULLETIN # _____	
[ ]	[X]	SMOKE CONTROL SYSTEMS	
[X]	[ ]	MECHANICAL SYSTEMS	
[ ]	[X]	FUEL-OIL STORAGE AND FUEL-OIL PIPING SYSTEMS	
[ ]	[X]	HIGH-PRESSURE STEAM PIPING (WELDING)	
[ ]	[X]	HIGH TEMPERATURE HOT WATER PIPING (WELDING)	
[ ]	[X]	HIGH-PRESSURE FUEL-GAS PIPING (WELDING)	
[ ]	[X]	STRUCTURAL STABILITY - EXISTING BUILDING	
[ ]	[X]	EXCAVATIONS - SHEETING, SHORING, AND BRACING	
[X]	[ ]	UNDERPINNING	
[X]	[ ]	MECHANICAL DEMOLITION	
[ ]	[X]	RAISING AND MOVING OF A BUILDING	
[ ]	[X]	SOIL PERCOLATION TEST - PROVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS, AND DETENTION FACILITIES	
[ ]	[X]	PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS, AND DETENTION FACILITES INSTALLATION	
[ ]	[X]	INDIVIDUAL ON-SITE PRIVATE SEWAGE DISPOSAL SYSTEMS INSTALLATION	
[ ]	[X]	SOIL PERCOLATION TEST - INDIVIDUAL ON-SITE PRIVATE SEWAGE DISPOSAL SYSTEMS	
[X]	[ ]	SPRINKLER SYSTEMS	
[ ]	[X]	STANDPIPE SYSTEMS	
[X]	[ ]	HEATING SYSTEMS	
[X]	[ ]	CHIMNEYS	
[ ]	[X]	FIRE-RESISTANT PENETRATIONS AND JOINTS	
[ ]	[X]	ALUMINUM WELDING	
[X]	[ ]	FLOOD ZONE COMPLIANCE (ATTACH FEMA ELEVATION/DRY FLOODPROOFING CERTIFICATE WHERE APPLICABLE)	
[ ]	[X]	LUMINOUS EGRESS PATH MARKINGS	
[X]	[ ]	EMERGENCY AND STANDBY POWER SYSTEMS (GENERATORS)	
[X]	[ ]	POST-INSTALLED ANCHORS (BB# 2014-018, 2014-019)	
[ ]	[X]	SEISMIC ISOLATION SYSTEMS	
[X]	[ ]	CONCRETE DESIGN MIX	
[X]	[ ]	CONCRETE SAMPLING AND TESTING	

PROGRESS INSPECTION CATEGORIES

Y	N	PROGRESS INSPECTIONS	CODE/SECTION
[X]	[ ]	PRELIMINARY	
[X]	[ ]	FOOTING AND FOUNDATION	
[ ]	[X]	LOWEST FLOOR ELEVATION	
[ ]	[X]	STRUCTURAL WOOD FRAME	
[X]	[ ]	ENERGY CODE COMPLIANCE INSPECTIONS	
[ ]	[X]	FIRE-RESISTANCE RATED CONSTRUCTION	
[X]	[ ]	PUBLIC ASSEMBLY EMERGENCY LIGHTING	
[X]	[ ]	FINAL*	

THE CONTRACTOR MUST NOTIFY THE SPECIAL INSPECTION AGENCY FOR SPECIAL AND PROGRESS INSPECTIONS AT LEAST 72 HOURS BEFORE THE SPECIFIC WORK COMMENCES.

REQUIRED INSPECTIONS AND TESTS OF MATERIALS DESIGNATED FOR "SPECIAL INSPECTION" BY THE CONTRACTOR SHALL BE MADE UNDER THE DIRECT SUPERVISION OF A LICENSED ARCHITECT OR ENGINEER RETAINED BY OR ON THE BEHALF OF THE OWNER WHO SHALL BE ACCEPTABLE TO THE ARCHITECT OR ENGINEER WHO SUPERVISED THE PREPARATION OF THE PLANS.

ARCHITECT

ARCHITECTURAL PRESERVATION STUDIO, DPC
Architecture, Historic Preservation, & Building Envelope Consulting
594 Broadway, Suite 919, New York, NY 10012
212.477.7976 / info@preservationstudio.com

CONSULTANTS

OLA ENGINEERS, PC
(MEP/FP CONSULTANT)
50 BROADWAY
HAWTHORNE, NY 10532

A DEGREE OF FREEDOM, PLLC
(STRUCTURAL ENGINEER)
34 WEST 15TH STREET, 7TH FLOOR
NEW YORK, NY 10011

JABLONKSI BUILDING CONSERVATION, INC.
(MORTAR/PAINT ANALYSIS)
40 WEST 27TH STREET, 12TH FLOOR
NEW YORK, NY 10001

METROPOLIS GROUP, INC.
(CODE CONSULTANT)
22 CORTLAND STREET, #10
NEW YORK, NY 10007

JLC ENVIRONMENTAL CONSULTANTS, INC.
(ENVIRONMENTAL TESTING)
243 WEST 30TH STREET, SUITE 701
NEW YORK, NY 10001

BOA LIGHT DESIGN
(LIGHTING CONSULTANT)
FR: 76 RUE DE FONTENAY 94300 VINCENNES
USA: 417 LAFAYETTE STREET, FLOOR 6 NEW YORK, NY 10003

F. MICHAEL HEMMER, LS, P.C.
(LAND SURVEYOR)
3330 NOYAC ROAD, PO BOX 1328
SAG HARBOR, NY 11963

CLIENT / OWNER

SYLVESTER MANOR

MAILING ADDRESS:
P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN NTS

NO.	SUBMISSIONS/ REVISIONS	DATE
7	NYSCA SUBMISSION	11.21.2024
6	DD SUBMISSION	04.12.2024
5	DOB FILING	01.31.2024
4	PRE-DOB SUBMISSION TO SM	01.11.2024
3	NYSCA SUBMISSION	01.09.2024
2	SD COST ESTIMATING - ELLANA	12.12.2023
1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

SITE PLAN ANALYSIS, CODE ANALYSIS, ENERGY ANALYSIS, SPECIAL & PROGRESS INSPECTIONS

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	T-004.00
DWG COUNT:	4 OF ##

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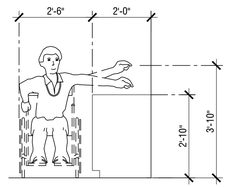
PLOTTED: 11/21/2024 10:34 AM BY: ---- FILE NAME: I:\01_projects\01_architectural preservation studio\2023\23-037 smef interior and exterior\b_drawings\b.02 current\23-037 0_t001-t005.dwg

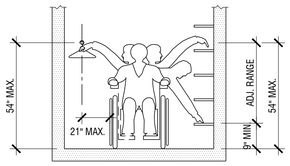
01 ADA DETAILS

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, NYC BUILDING CODE CHAPTER 11 AND ICC 1-117.1

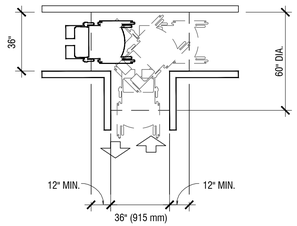


MAXIMUM SIDE REACH OVER OBSTRUCTION

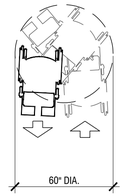
SIDE REACH



STORAGE SHELVES AND CLOSETS

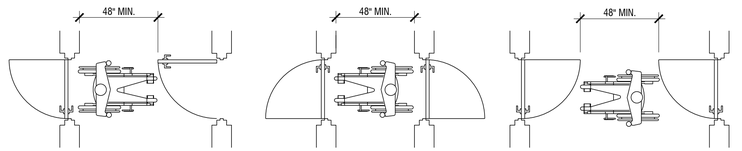


CLEAR FLOOR SPACE

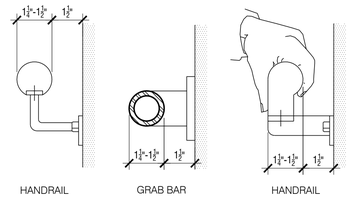


SPACE NEEDED TO TURN A WHEELCHAIR

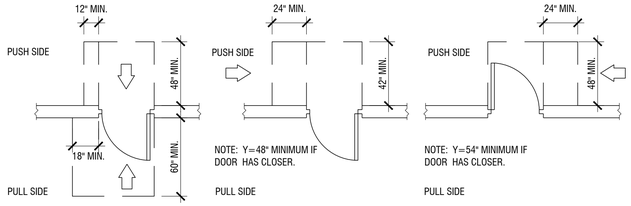
NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.



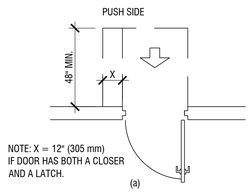
CLEARANCE FOR FRONT APPROACHES AT DOORS

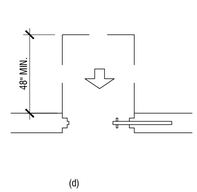


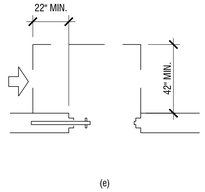
SIZE AND SPACING OF HANDRAILS AND GRAB BARS

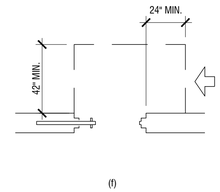


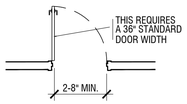
MANEUVERING CLEAR AT DOORS



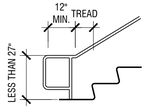




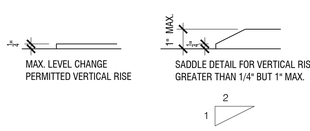




CLEAR OPENING WIDTH SWINGING DOOR

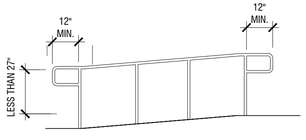


EXTENSION AT BOTTOM OF RUN

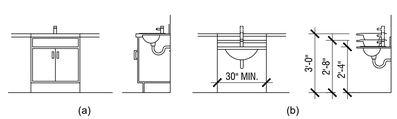


FOR VERTICAL RISE GREATER THAN 1", RAMP MUST BE PROVIDED. MAX. SLOPE 1:20, ELSE REQUIRES HANDRAILS.

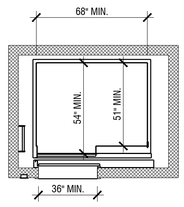
FLOOR SADDLES OR HEIGHT CHANGES



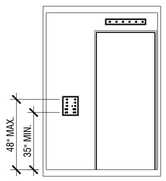
TOP AND BOTTOM HANDRAIL EXTENSIONS AT RAMPS

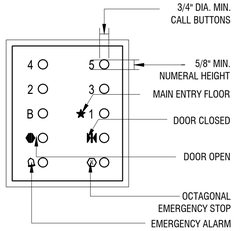


KITCHEN SINK

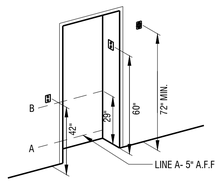


MINIMUM DIMENSIONS OF ELEVATOR CARS





ELEVATOR CAR CONTROLS

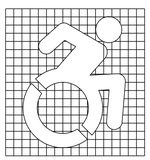


NOTE: THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OT B. LINE A AND B REPRESENT THE VERTICAL LOCATIONS OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

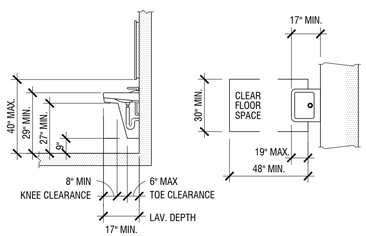
ELEVATOR ENTRANCES

ADA ELEVATOR REQUIREMENTS

DISPLAY CONDITIONS

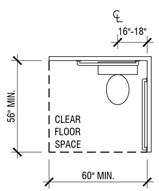


PROPORTIONS



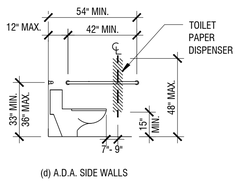
NYS DYNAMIC SYMBOL OF ACCESSIBILITY

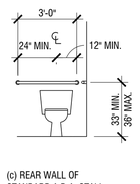
LAVATORY CLEARANCES



CLEAR FLOOR SPACE @ ACCESSIBLE WATER CLOSET

ACCESSIBLE LAVATORY CLEARANCES





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1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

ADA DETAILS

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	T-005.00
DWG COUNT:	5 OF ##

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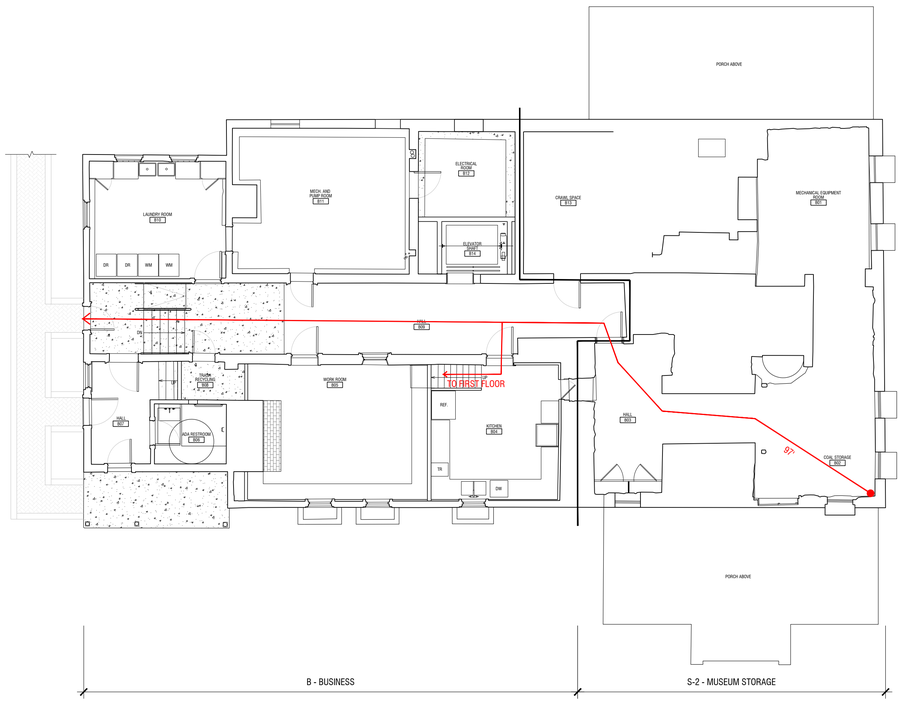
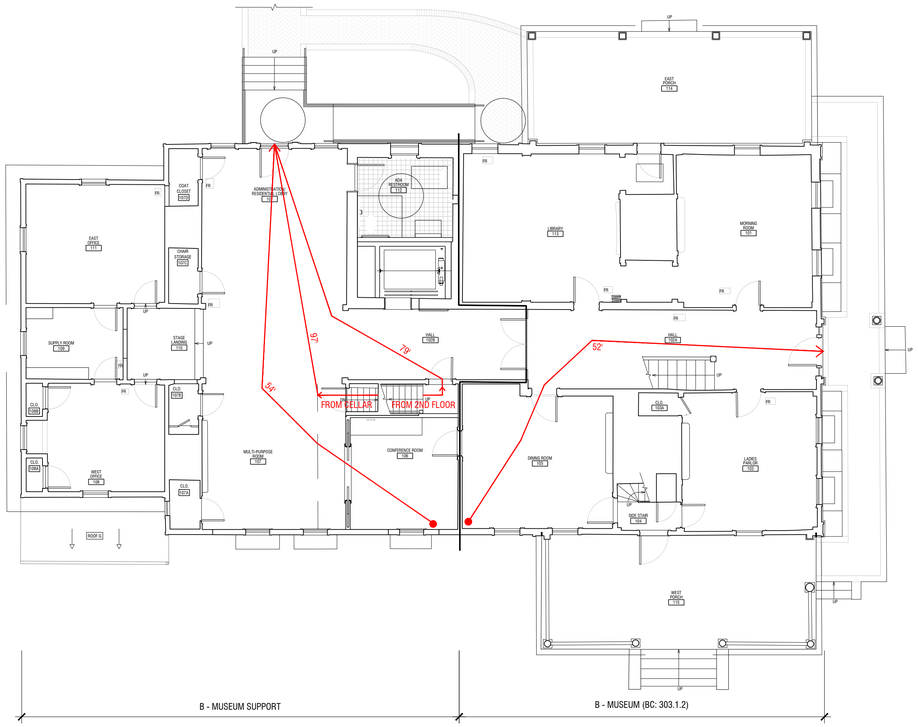
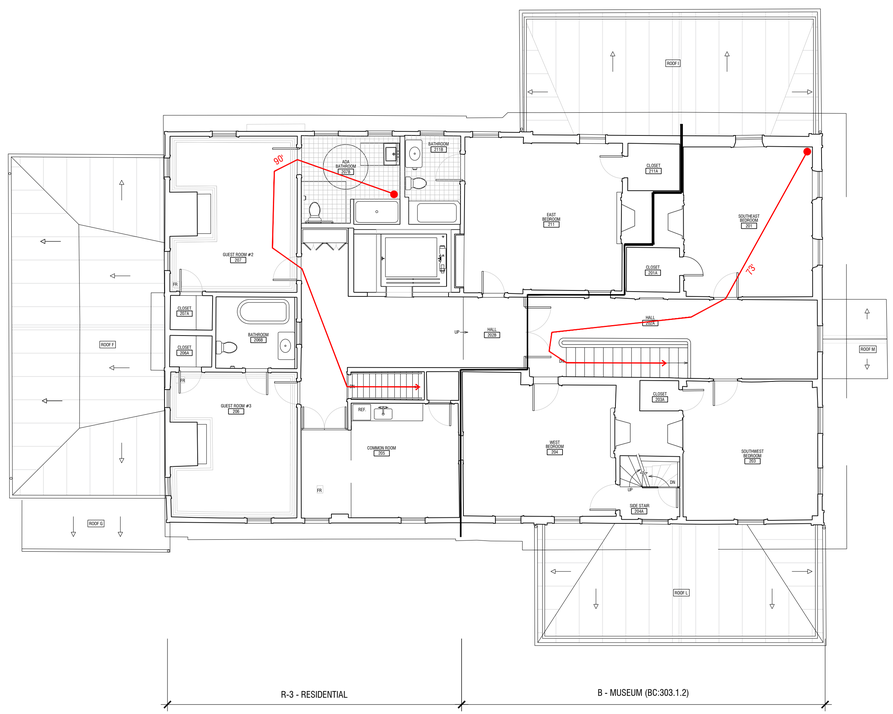


1 CELLAR EGRESS PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR EGRESS PLAN
SCALE: 1/8" = 1'-0"



3 SECOND FLOOR EGRESS PLAN
SCALE: 1/8" = 1'-0"

PROPOSED OCCUPANCIES

OCCUPANCY TYPE	MAXIMUM COMMON PATH OF TRAVEL (SPRINKLERED)	MAXIMUM OCCUPANT LOAD
B - MUSEUM (BC: 303.1.2)	100'-0"	49
S-2 - MUSEUM STORAGE	100'-0"	29
R-3 - RESIDENTIAL	125'-0"	16

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INTERIOR REUSE

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DWG COUNT:	6 OF ##

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SYLVESTER MANOR

EDUCATIONAL FARM, INC.

80 & 82 NORTH FERRY ROAD
33 & 43A WINTHROP ROAD
SHELTER ISLAND, NEW YORK

COUNTY OF SUFFOLK, TOWN OF SHELTER ISLAND
DISTRICT 700, SECTION 8, BLOCK 1
LOTS 53, 55, 57, 58, 59, 510
DISTRICT 700, SECTION 7, BLOCK 7, LOTS 16 & 22

TRISTATE LAND SURVEYING, P.C.
3330 NOYAC ROAD, BUILDING B
SAG HARBOR, NEW YORK 11963
725-2159
SURVEY@TSPE.COM

PROPOSED SITE PLAN BASE MAP

SHEET 1 OF 1

CERTIFIED TO:
SYLVESTER MANOR EDUCATIONAL FARM, INC.
D&A SYLVESTER MANOR

NOTES:
1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD OR NEW ENCUMBRANCES MAY HAVE BEEN PROVIDED AND SHOWN HEREON.
2. SUBJECT PROPERTY IS ZONES "AC" AND "R" AND IN THE NEAR SHORE OVERLAY DISTRICT AND SUBJECT TO THE ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH ZONING BOARD OF APPEALS.
3. SUBJECT PROPERTY INCLUDES DEEDS FOR THE FOLLOWING INDIVIDUAL LOTS:
   - LOT 53 LIBER 1777 PAGE 81, DATED JUNE 15, 1976
   - LOT 55 LIBER 1777 PAGE 83, DATED JUNE 15, 1976
   - LOT 57 LIBER 12123 PAGE 522 DATED NOVEMBER 13, 2012
   - LOT 58 LIBER 12123 PAGE 522 DATED NOVEMBER 13, 2012
   - LOT 59 LIBER 12123 PAGE 522 DATED NOVEMBER 13, 2012
   - LOT 510 LIBER 12376 PAGE 41, DATED JULY 23, 2014
   - LOT 16 LIBER 12376 PAGE 41, DATED JULY 23, 2014
   - LOT 22 LIBER 12760 PAGE 415, DATED JUNE 23, 2014
4. ALL DIMENSIONS SHOWN HEREON ARE MEASURED. ALL ANGLES ARE 90° UNLESS NOTED. LOT CREST AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.
5. BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) OR FILE MAP (M) VALUES.
6. ———— EASEMENT AS SHOWN ON
   - DEED OF CONSERVATION EASEMENT, DATED DECEMBER 23, 2009 AND RECORDED IN LIBER 12376 PAGE 41
   - EASEMENT AND ROW OF WAY DATED, DECEMBER 26, 1979 AND RECORDED IN LIBER 7777 PAGE 83
   - MEMORANDUM OF LEASE, DATED, JUNE 16, 2014 AND RECORDED IN LIBER 12760 PAGE 415
   - EASEMENT AGREEMENT DATED JUNE 14 2013, AND RECORDED IN LIBER 12616 PAGE 520.
   - DECLARATION OF RESTRICTIVE COVENANTS, DATED MARCH 23, 2005, AND RECORDED IN LIBER 12414 PAGE 502.
7. SEPTIC SYSTEMS AND WELLS LOCATIONS SHOWN ITEMS OBTAINED FROM PROVIDED BY OTHERS. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION ITEMS SHOWN CONSTITUTES SHOWN HEREON ARE.
8. LIGHT DETECTION AND RANGING (LIDAR) DATA OBSERVED BY UNITED STATES GEOLOGICAL SURVEY (USGS) APRIL 2014, SUFFOLK COUNTY, NEW YORK, 2014 (USGS).
9. ORTHOMETRIC AERIAL PHOTOGRAPHY (UNLESS SHOWN) OBTAINED FROM 2/26/2016 GEOGRAPHIC INFORMATION SYSTEMS PROGRAM OFFICE (NYS ITS GIS PROGRAM OFFICE).
10. WETLANDS LINES SHOWN TAKEN FROM ENVIRONMENTAL RESOURCE MAPPING, ERM, FISHE OSTBY, & SYLVESTER MANOR EDUCATIONAL FARM, INC. BY PECONIC SURVEYORS, P.C. SOUTHOLD, NY, LAST DATED 2008. WETLANDS FLAGGED BY PECONIC ENVIRONMENTAL ASSOCIATES, INC., JUNE 10, 2008. WETLANDS FLAGGED BY PECONIC ENVIRONMENTAL ASSOCIATES, INC., JUNE 10, 2008 AND ARE PRONED TO THE SUBJECT PROPERTY FROM WITHIN THE UNDERGROUND AND ARE PRONED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY OF CALL TO STATE ROUTE 114 (MANWARING ROAD) AND PUBLIC RIGHT OF WAY OF CALL TO STATE ROUTE 114 (MANWARING ROAD) AND PUBLIC RIGHT OF WAY OF CALL TO N. FERRY ROAD.
11. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON. NO OTHER UNDERGROUND UTILITIES WERE LOCATED. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE PLOTTED ACCORDING TO INFORMATION OBTAINED FROM THE UTILITY COMPANIES AND/OR FIELD MEASUREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NO SPECIFIC KNOWLEDGE OF ANY OTHER UNDERGROUND UTILITIES BUT DOES NOT WARRANT THAT THERE ARE NO OTHER UNDERGROUND UTILITIES. THE RESPONSIBILITY FOR LOCATING UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
12. ALL DISTANCES ARE MEASURED TO ALL UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND
- BY BUILDING #
- BTF TRUCK BOOT #
- SIGN
- STONE WALL
- FENCE
- DRAINAGE INLET
- MW MONITORING WELL
- HYDRANT
- WATER VALVE
- GAS VALVE
- GAS TANK
- UTILITY POLE
- GUY WIRE
- MH MAN HOLE
- WETLANDS FLAG
- WETLANDS FLAG

TOTAL PERIMETER AREA
LOTS 5.9 & 5.10
TO MEAN HIGH WATER
93,042± SQ. FT.
235.085± ACRES

LOT 700-07-07-16
29,387± SQ.FT.
0.675± ACRES

LOT 700-07-07-22
7,763± SQ.FT.
0.178± ACRES

Dering Harbor

Gardiner Creek

CONSERVATION EASEMENT 26.2564± Acres

CONSERVATION EASEMENT 57.174± Acres

NY STATE PRESERVATION EASEMENT

PEDONIC LAND TRUST EASEMENT

CONSERVATION EASEMENT 16.000± Acres

EXISTING BUILDING LEGEND

REF #	NAME
BJ1	MANOR HOUSE
BJ2	MANOR BARN
BJ3	MILK HOUSE
BJ4	OLD TOOL SHED
BJ5	OLD HENHOUSE
BJ6	OWNER RESIDENCE OWNED BY OTHERS
BJ7	GREENHOUSE
BJ8	GARAGE
BJ9	PRIVATE RESIDENCE OWNED BY OTHERS
BJ10	PRIVATE RESIDENCE OWNED BY OTHERS
BJ11	WAGNER
BJ12	SHELTER ISLAND PUBLIC RESTROOMS
BJ13	CREW BATHROOM & LAUNDRY
BJ14	CARETAKER COTTAGE
BJ15	
BJ16	
BJ17	
BJ18	
BJ19	
BJ20	
BJ21	
BJ22	

WELL LEGEND
- WELL#1 DOMESTIC FOR BJ5 (ABANDONED)
- WELL#2 IRRIGATION AT BJ13 (ACTIVE)
- WELL#3 DOMESTIC AT BJ13 (ACTIVE)
- WELL#4 IRRIGATION (ACTIVE)
- WELL#5 IRRIGATION (ACTIVE)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N05°28'10"E	13.39'
L2	N84°33'10"E	91.66'
L3	N84°33'11"W	65.37'
L4	S88°11'07"E	57.08'
L5	S84°33'11"E	59.84'
L6	N20°11'09"E	103.40'
L7	N62°09'50"W	100.00'
L8	S27°50'10"W	103.40'
L9	S62°09'50"E	100.00'
L10	N05°28'10"E	13.39'
L11	N84°33'10"E	91.66'
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L23	S84°33'11"E	59.84'
L24	N20°11'09"E	103.40'
L25	N62°09'50"W	100.00'
L26	S27°50'10"W	103.40'
L27	S62°09'50"E	100.00'
L28	N05°28'10"E	13.39'
L29	N84°33'10"E	91.66'
L30	N84°33'11"W	65.37'
L31	S88°11'07"E	57.08'
L32	S84°33'11"E	59.84'
L33	N20°11'09"E	103.40'
L34	N62°09'50"W	100.00'
L35	S27°50'10"W	103.40'
L36	S62°09'50"E	100.00'
L37	N05°28'10"E	13.39'
L38	N84°33'10"E	91.66'
L39	N84°33'11"W	65.37'
L40	S88°11'07"E	57.08'
L41	S84°33'11"E	59.84'
L42	N20°11'09"E	103.40'
L43	N62°09'50"W	100.00'
L44	S27°50'10"W	103.40'

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SHELTER ISLAND, NY 11964

DRAWING NAME

SITE SURVEY

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
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DWG No:	V-101.00
DWG COUNT:	7 OF ##

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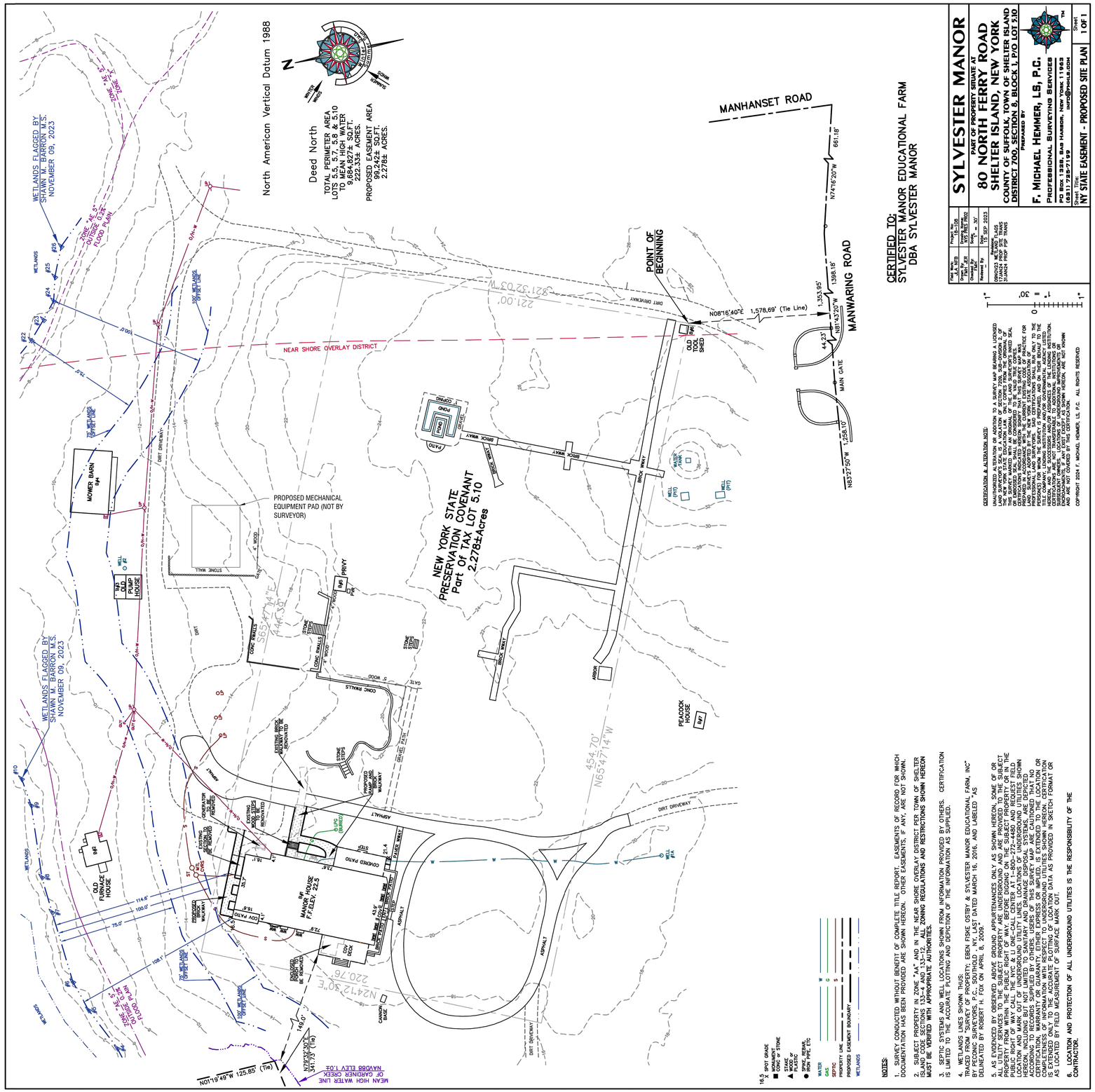

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BOA LIGHT DESIGN
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(LAND SURVEYOR)
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CLIENT / OWNER

SYLVESTER MANOR

MAILING ADDRESS:
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LOCATION PLAN NTS

NO.	SUBMISSIONS/ REVISIONS	DATE
7	NYSCA SUBMISSION	11.21.2024
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2	SD COST ESTIMATING - ELLANA	12.12.2023
1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

SITE SURVEY DETAIL

SEAL & SIGNATURE

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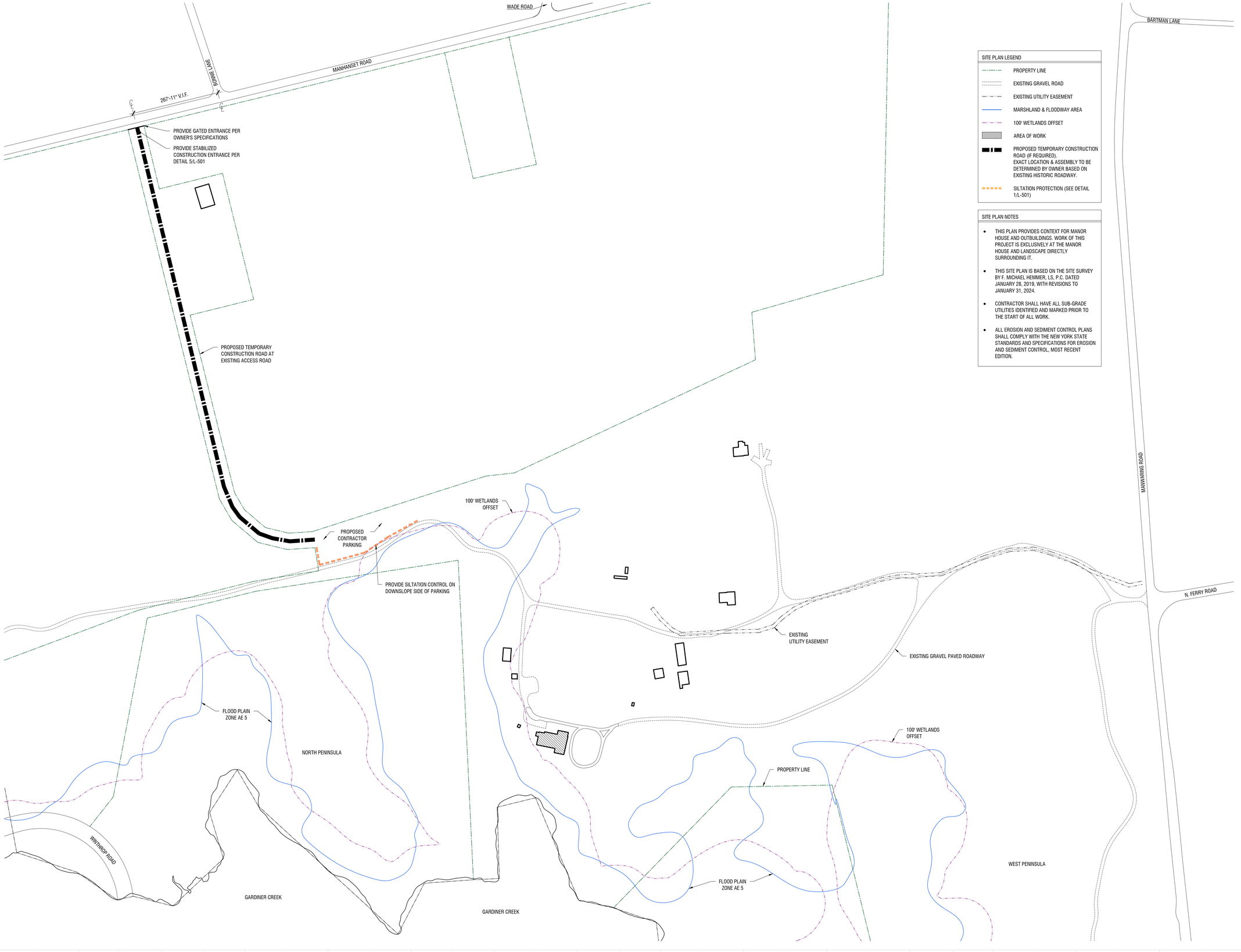

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING GRAVEL ROAD
- EXISTING UTILITY EASEMENT
- MARSHLAND & FLOODWAY AREA
- 100' WETLANDS OFFSET
- AREA OF WORK
- PROPOSED TEMPORARY CONSTRUCTION ROAD (IF REQUIRED). EXACT LOCATION & ASSEMBLY TO BE DETERMINED BY OWNER BASED ON EXISTING HISTORIC ROADWAY.
- SILTATION PROTECTION (SEE DETAIL 1/L-501)

SITE PLAN NOTES

- THIS PLAN PROVIDES CONTEXT FOR MANOR HOUSE AND OUTBUILDINGS. WORK OF THIS PROJECT IS EXCLUSIVELY AT THE MANOR HOUSE AND LANDSCAPE DIRECTLY SURROUNDING IT.
- THIS SITE PLAN IS BASED ON THE SITE SURVEY BY F. MICHAEL HEMMER, LS, P.C. DATED JANUARY 28, 2019, WITH REVISIONS TO JANUARY 31, 2024.
- CONTRACTOR SHALL HAVE ALL SUB-GRADE UTILITIES IDENTIFIED AND MARKED PRIOR TO THE START OF ALL WORK.
- ALL EROSION AND SEDIMENT CONTROL PLANS SHALL COMPLY WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, MOST RECENT EDITION.

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DOB JOB #

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DRAFT 08/13/2025
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PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

SITE PLAN

SEAL & SIGNATURE

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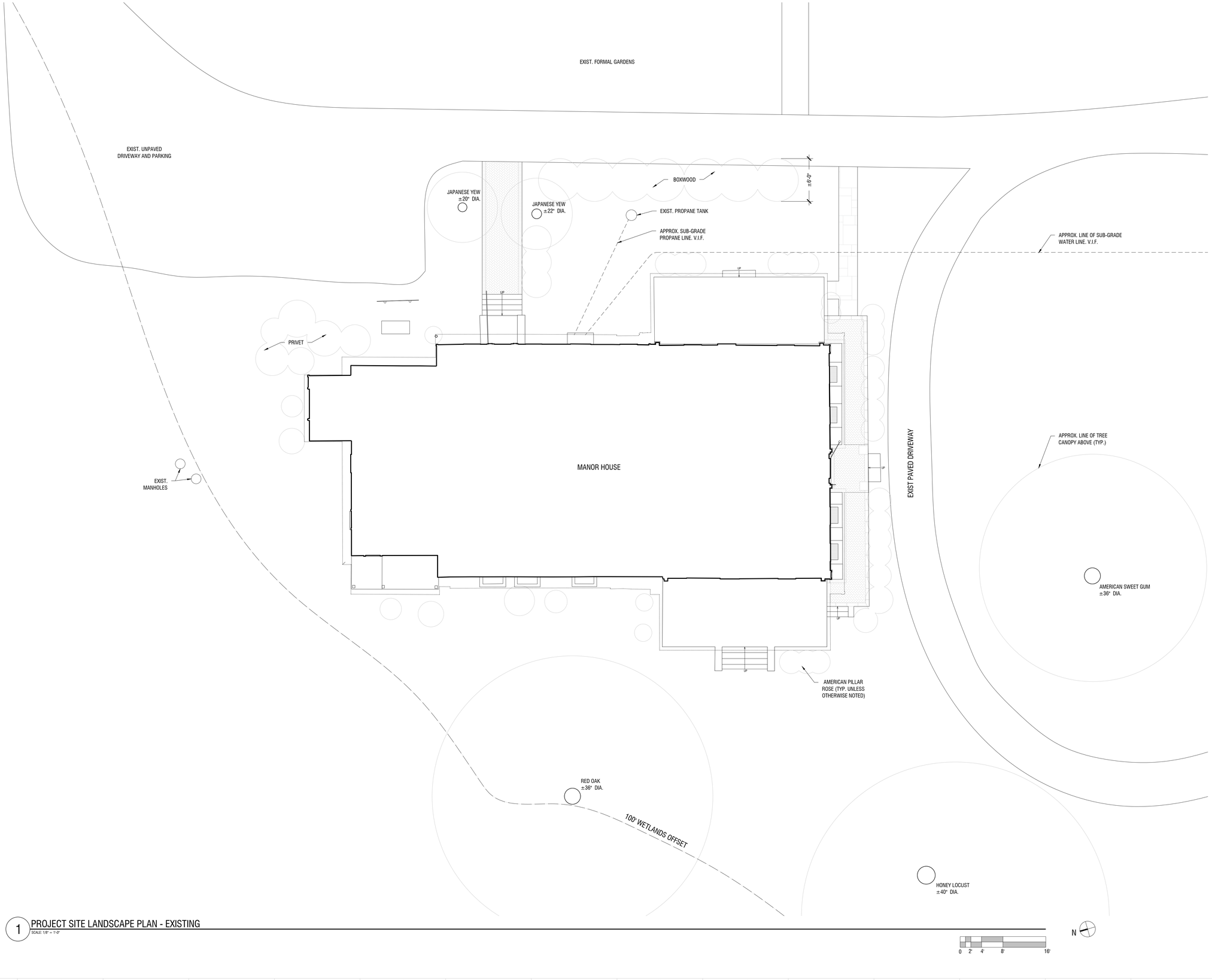

1 PROJECT SITE LANDSCAPE PLAN - EXISTING
SCALE: 1/8" = 1'-0"

PLOTTED: 11/21/2024 10:35 AM BY: ---- FILE NAME: I:\01_projects\01_architectural preservation studio\2023\23-037 smwf interior and exterior\b_drawings\b.002 current\23-037 2_L-100.dwg

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EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
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DRAWING NAME

PROJECT SITE LANDSCAPE PLAN - EXISTING

SEAL & SIGNATURE

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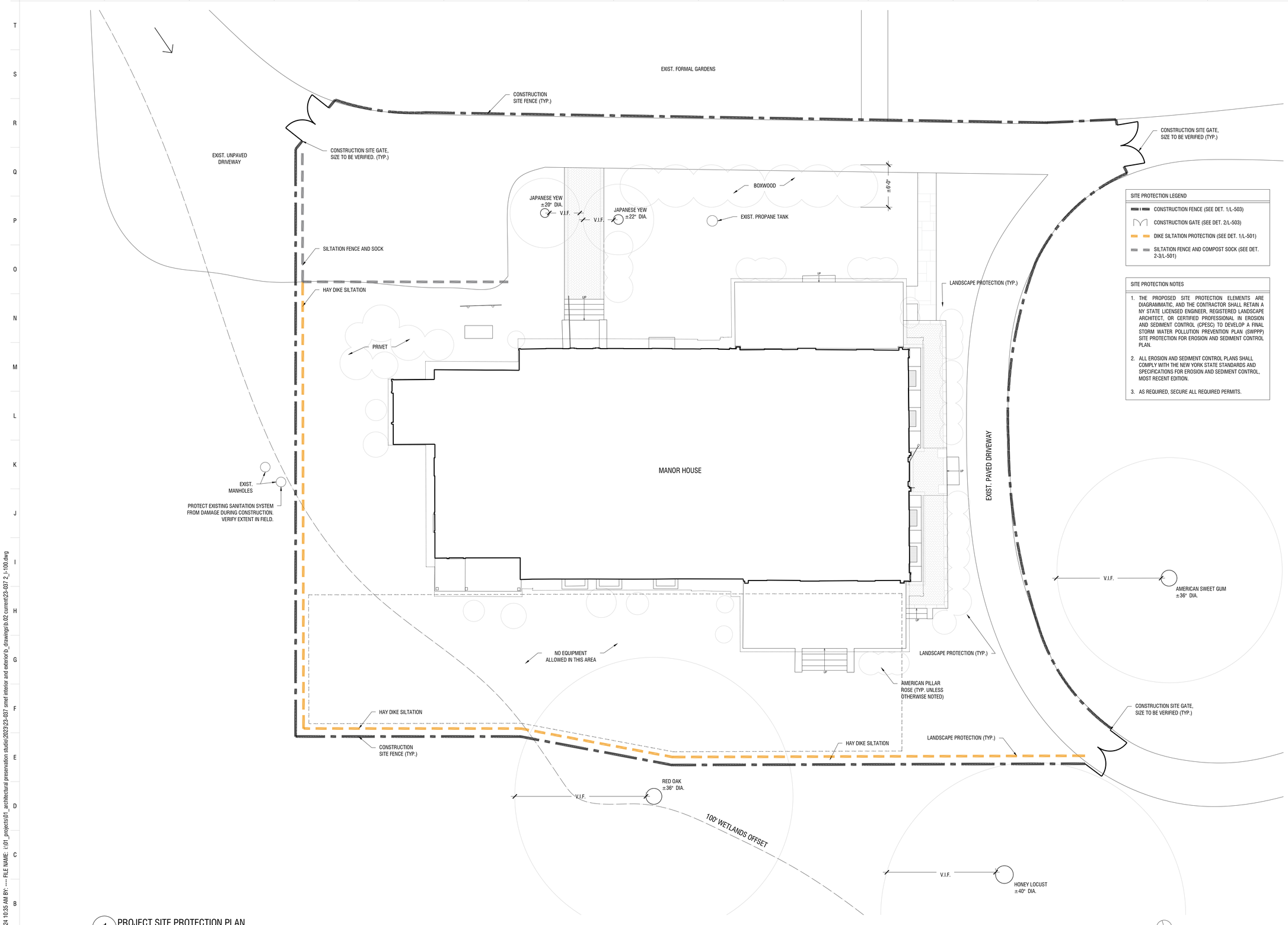

1 PROJECT SITE PROTECTION PLAN
SCALE: 1/8" = 1'-0"

SITE PROTECTION LEGEND

- CONSTRUCTION FENCE (SEE DET. 1/L-503)
- CONSTRUCTION GATE (SEE DET. 2/L-503)
- DIKE SILTATION PROTECTION (SEE DET. 1/L-501)
- SILTATION FENCE AND COMPOST SOCK (SEE DET. 2-3/L-501)

SITE PROTECTION NOTES

1. THE PROPOSED SITE PROTECTION ELEMENTS ARE DIAGRAMMATIC, AND THE CONTRACTOR SHALL RETAIN A NY STATE LICENSED ENGINEER, REGISTERED LANDSCAPE ARCHITECT, OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) TO DEVELOP A FINAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SITE PROTECTION FOR EROSION AND SEDIMENT CONTROL PLAN.
2. ALL EROSION AND SEDIMENT CONTROL PLANS SHALL COMPLY WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, MOST RECENT EDITION.
3. AS REQUIRED, SECURE ALL REQUIRED PERMITS.

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INTERIOR REUSE
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PROJECT SITE PROTECTION PLAN

SEAL & SIGNATURE

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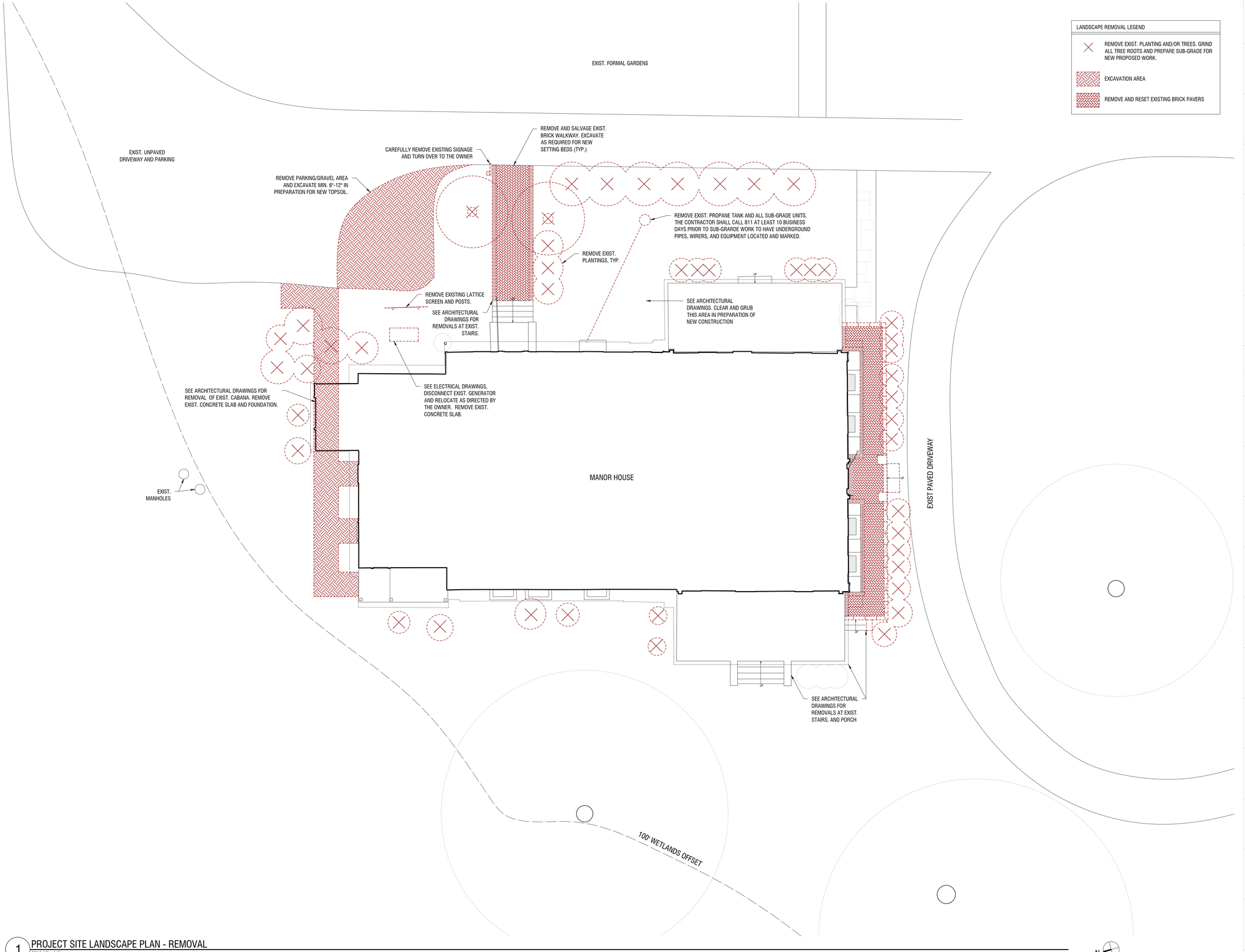

1 PROJECT SITE LANDSCAPE PLAN - REMOVAL
SCALE: 1/8" = 1'-0"

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PROJECT

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PROJECT SITE LANDSCAPE PLAN - REMOVAL

SEAL & SIGNATURE

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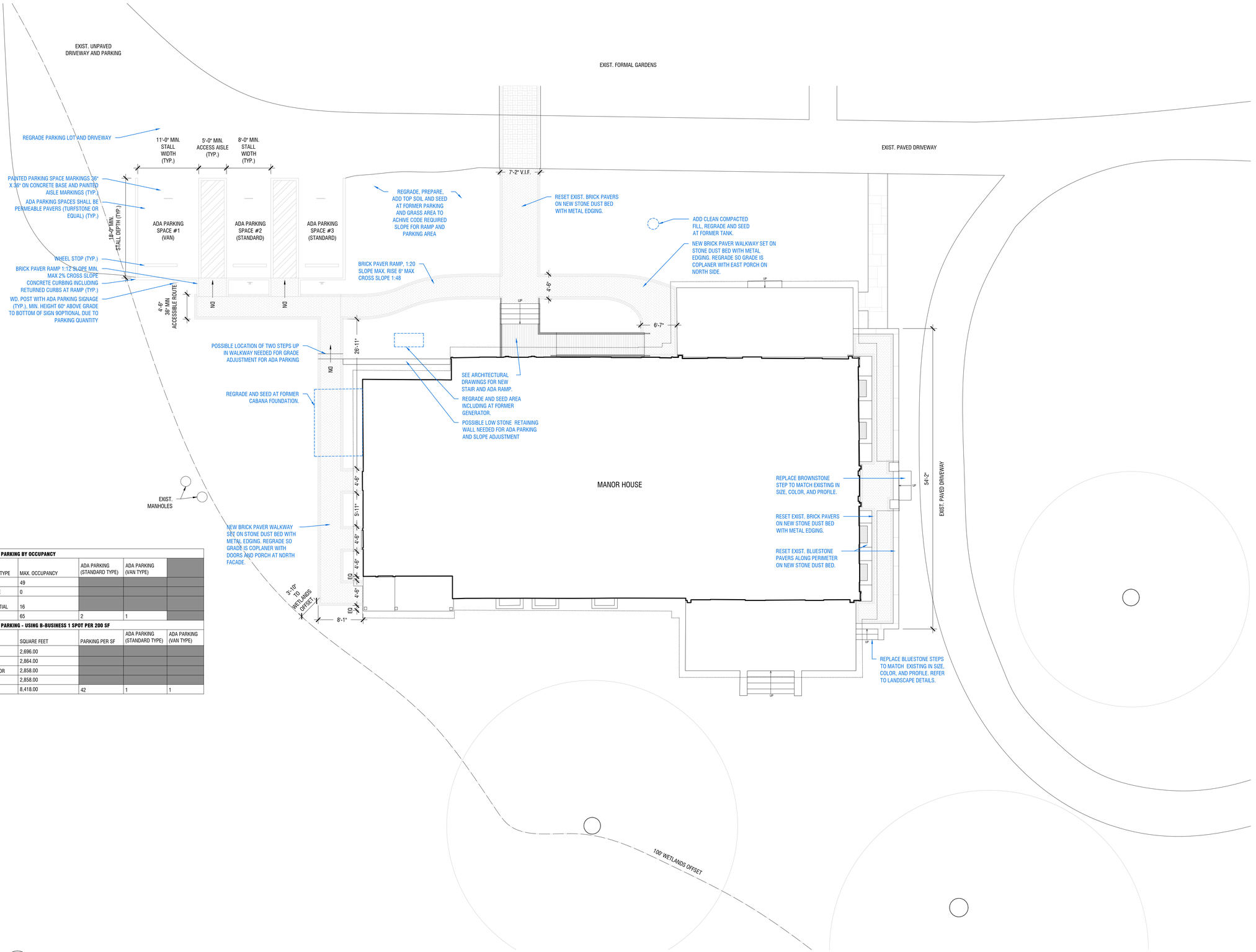

ACCESSIBLE PARKING BY OCCUPANCY				
OCCUPANCY TYPE	MAX. OCCUPANCY	ADA PARKING (STANDARD TYPE)	ADA PARKING (VAN TYPE)	
B-MUSEUM	49			
S-2 STORAGE	0			
R-3 RESIDENTIAL	16			
TOTAL	65	2	1	
ACCESSIBLE PARKING - USING B-BUSINESS 1 SPOT PER 200 SF				
AREA	SQUARE FEET	PARKING PER SF	ADA PARKING (STANDARD TYPE)	ADA PARKING (VAN TYPE)
BASEMENT	2,696.00			
FIRST FLOOR	2,864.00			
SECOND FLOOR	2,858.00			
ATTIC	2,858.00			
TOTAL	8,418.00	42	1	1

1 PROJECT SITE LANDSCAPE PLAN - CONSTRUCTION
SCALE: 1/8" = 1'-0"

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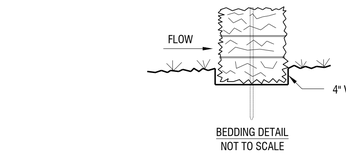
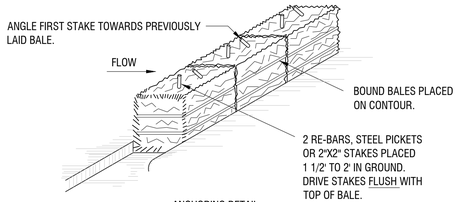


BEDDING DETAIL
NOT TO SCALE

DRAINAGE AREA NO MORE THAN 1/4 ACRE PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%.



ANCHORING DETAIL
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

THE PURPOSE OF A BALE DIKE IS TO REDUCE RUNOFF VELOCITY AND EFFECT DEPOSITION OF THE TRANSPORTED SEDIMENT LOAD. STRAW BALE DIKES HAVE AN ESTIMATED DESIGN LIFE OF THREE (3) MONTHS.

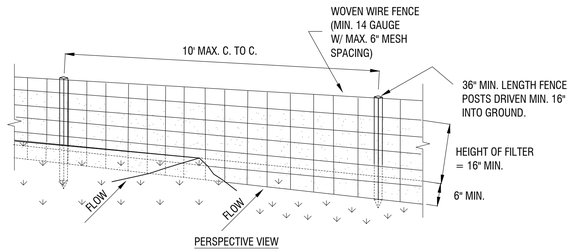
THIS DETAIL, IN GENERAL, IS FOR A ONE-INCH RAINFALL EVENT. LARGER STORMS COULD CAUSE FAILURE OF THIS PRACTICE. USE OF THIS PRACTICE IN SENSITIVE AREAS FOR LONGER THAN ONE MONTH SHOULD BE SPECIFICALLY DESIGNED TO STORE EXPECTED RUNOFF. ALL BALES SHALL BE PLACED ON THE CONTOUR WITH CUT EDGE OF BALE ADHERING TO THE GROUND. SEE FIGURE FOR DETAILS.

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULLNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

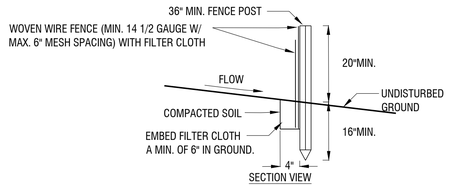
1 STRAW BALE DIKE
SCALE: NTS

GENERAL LANDSCAPE PROTECTION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE IN ORIGINAL CONDITION AND RETURNING ANY DAMAGED OR DISTURBED AREAS TO THEIR ORIGINAL CONDITION ONCE WORK IN THOSE AREAS IS COMPLETED.
2. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO THE LANDSCAPE IN AREAS NOT SCHEDULED FOR CONSTRUCTION. IT SHOULD BE NOTED THAT THERE ARE A NUMBER OF HISTORIC TREES AND GREAT CARE SHOULD BE TAKEN TO AVOID DISTURBING THEM.
3. USE ONLY THE AREAS DESIGNATED ON THE SITE PLAN FOR CONSTRUCTION ACCESS, PARKING, DELIVERY AND STORAGE OF MATERIALS. DEVIATIONS FROM THE SITE PLAN PROVIDED MUST BE AGREED UPON IN ADVANCE BY THE OWNER AND ARCHITECT.



PERSPECTIVE VIEW



SECTION VIEW

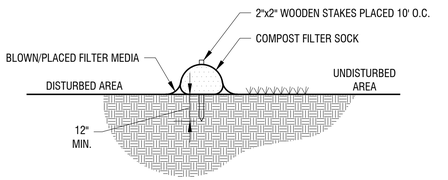
CONSTRUCTION SPECIFICATIONS

THE PURPOSE OF A SILT FENCE IS TO REDUCE RUNOFF VELOCITY AND EFFECT DEPOSITION OF TRANSPORTED SEDIMENT LOAD. LIMITS IMPOSED BY ULTRAVIOLET STABILITY OF THE FABRIC WILL DICTATE THE MAXIMUM PERIOD THE SILT FENCE MAY BE USED (APPROX. ONE YEAR).

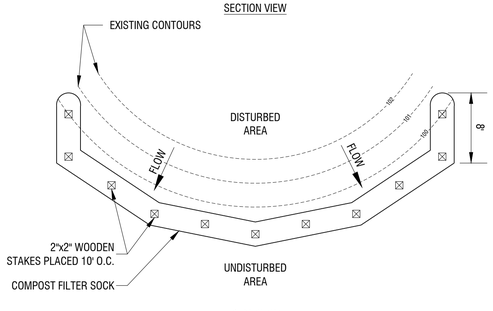
DESIGN COMPUTATIONS ARE NOT REQUIRED FOR INSTALLATIONS OF ONE (1) MONTH OR LESS. LONGER INSTALLATION PERIODS SHOULD BE DESIGNED FOR EXPECTED RUNOFF. ALL SILT FENCES SHALL BE PLACED AS CLOSE TO THE AREAS AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE TO ALLOW FOR MAINTENANCE AND ROLL DOWN. THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED. SENSITIVE AREAS TO BE PROTECTED BY SILT FENCE MAY NEED TO BE REINFORCED BY USING HEAVY WIRE FENCING FOR ADDED SUPPORT TO PREVENT COLLAPSE. WHERE ENDS OFFILTER CLOTH COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS. A DETAIL OFTHE SILT FENCE SHALL BE SHOWN ON THE PLAN. SEE FIGURE FOR DETAILS.

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

2 SILT FENCE
SCALE: NTS



SECTION VIEW



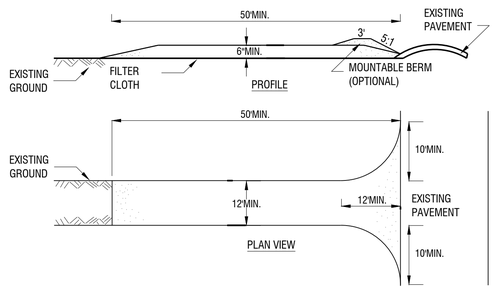
PLAN VIEW

CONSTRUCTION SPECIFICATIONS

THE PURPOSE OF A FILTER SOCK IS A TEMPORARY SEDIMENT CONTROL PRACTICE COMPOSED OF A DEGRADABLE GEOTEXTILE MESH TUBE FILLED WITH COMPOST FILTER MEDIA TO FILTER SEDIMENT AND OTHER POLLUTANTS ASSOCIATED WITH CONSTRUCTION ACTIVITY TO PREVENT THEIR MIGRATION OFFSITE.

1. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
2. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
4. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
5. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
6. UPON STABILIZATION OF THE AREA TRIBUTART TO THE SOCKS, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

3 COMPOST FILTER SOCK
SCALE: NTS



PROFILE

PLAN VIEW

CONSTRUCTION SPECIFICATIONS

THE PURPOSE OF STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF WAY OR STREETS.

MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE . ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. WHEN NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT-TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERCOURSES.

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

4 STABILIZED CONSTRUCTION ACCESS
SCALE: NTS

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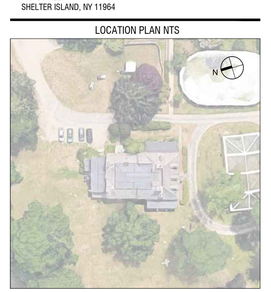
LOCATION PLAN NTS



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2	SD COST ESTIMATING - ELLANA	12.12.2023
1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

SITE PROTECTION DETAILS

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	L-501.00
DWG COUNT:	14 OF ##

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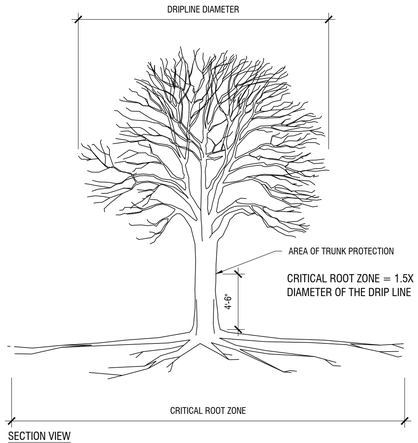
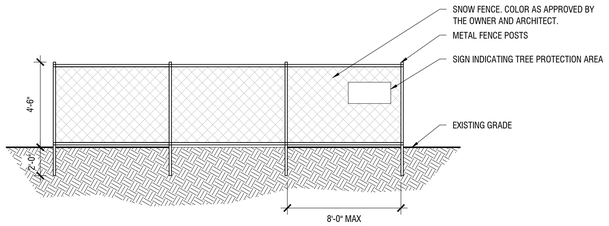
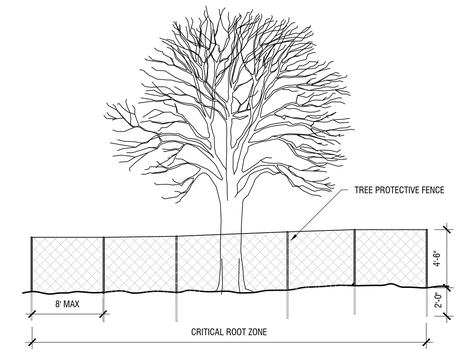


SECTION VIEW





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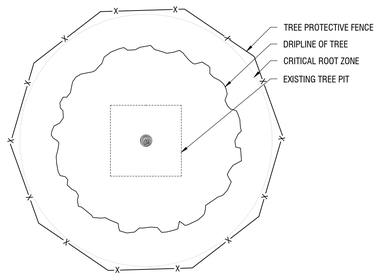

PLAN VIEW

1 CRITICAL ROOT ZONE CALCULATION
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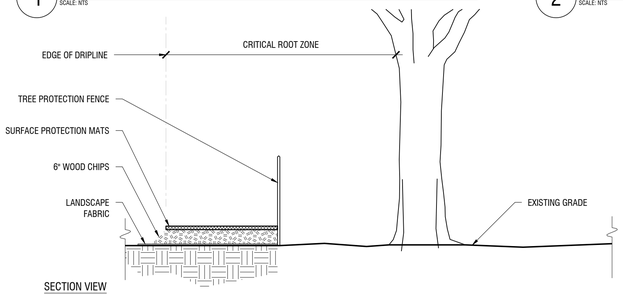

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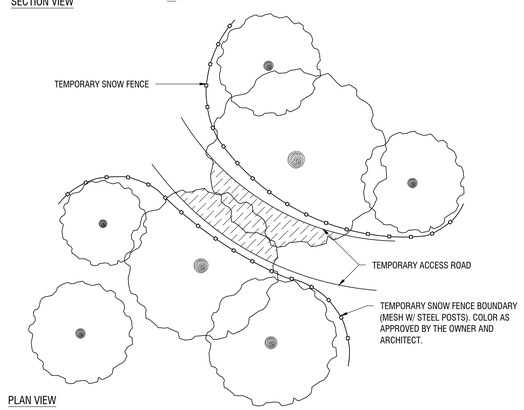
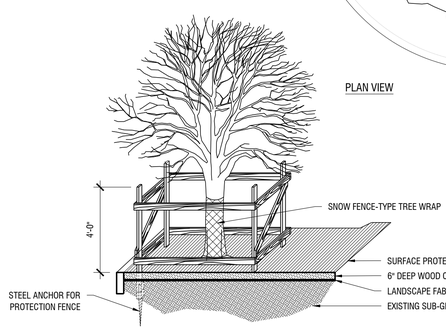


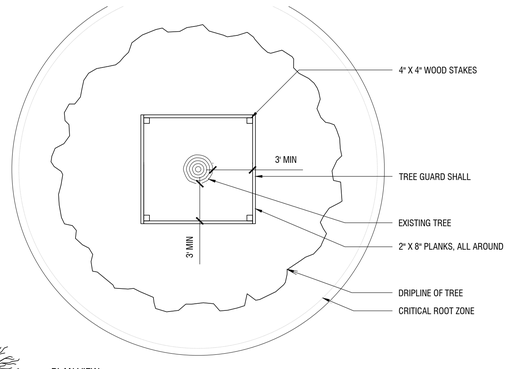
PLAN VIEW

2 TREE PROTECTIVE FENCE
SCALE: NTS

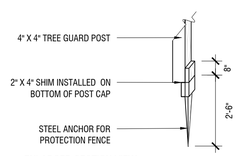


SECTION VIEW

3 TREE PROTECTIVE FENCE AT CRITICAL ROOT ZONE
SCALE: NTS



PLAN VIEW



ENLARGED SECTION VIEW

4 TREE PROTECTIVE FENCE WITH GROUND PROTECTION
SCALE: NTS

5 TREE GUARD WITH CRITICAL ROOT ZONE GROUND PROTECTION
SCALE: NTS

6 TREE PROTECTION SPECIFICATIONS
SCALE: NTS

1. CARE SHOULD BE TAKEN NOT TO DAMAGE TREES ON THE PROPERTY DURING CONSTRUCTION OPERATIONS. THE FOLLOWING MEASURES SHOULD BE USED TO PROTECT TREES AND OTHER VEGETATION FROM DAMAGE.

2. SOIL COMPACTION - MINIMIZE THE USE OF HEAVY EQUIPMENT, STORAGE OF SUPPLIES AND MATERIALS, AND WORK ACTIVITIES WITHIN OR NEAR A TREE'S DRIPLINE. IF ACCESS WITHIN THE DRIPLINE IS UNAVOIDABLE, PROTECT THE SOIL FROM COMPACTION WITH INTERLOCKING HEAVY EQUIPMENT MATS, HEAVY PLYWOOD, 6" OF ORGANIC MULCH, AND/OR OTHER MATERIALS THAT HELP TO ABSORB AND DISTRIBUTE THE WEIGHT OF EQUIPMENT, TRAFFIC, OR STORAGE OF MATERIALS. IF POSSIBLE AERATE THE SOIL WITH LAWN-CORE AERATOR EQUIPMENT BEFORE, DURING AND AFTER CONSTRUCTION ACTIVITIES AND BACKFILL AERATION HOLES WITH COMPOSTED ORGANIC MATERIAL.

3. SEVERING OF ROOTS - CREATE A "TREE PROTECTION ZONE" AROUND EACH HISTORIC TREE TO MINIMIZE ACCESS TO THE AREA AND PREVENT THE AREA FROM BEING EXCAVATED, USED TO STOCKPILE MATERIAL, DUMP DEBRIS, OR FOR EQUIPMENT ACCESS/STORAGE. THE PROTECTION ZONE SHOULD BE DEFINED BY A TEMPORARY FENCE APPROXIMATELY 1.5X THE TREE CANOPY DIAMETER.

4. TRUNK AND LIMB INJURY - PROTECT TREE TRUNKS FROM MECHANICAL DAMAGE PRIOR TO CONSTRUCTION. IF A TREE TRUNK IS CLOSE TO THE CONSTRUCTION WORK OR STAGING AREA, WRAP THE ENTIRE TRUNK WITH 2X4 LUMBER OR OTHER PROTECTIVE MATERIAL. PLACE 2X4'S VERTICALLY, SIDE BY SIDE, AROUND THE DIAMETER OF THE TREE TRUNK AND HOLD SECURELY IN PLACE WITH STRAPPING. THIS WILL PROTECT THE TRUNK FROM POTENTIAL PHYSICAL DAMAGE FROM VEHICLES, EQUIPMENT, HAND TOOLS, OR DEBRIS BEING USED IN THE PROJECT AREA. PRIOR TO CONSTRUCTION, PULL AND TIE BACK LIMBS THAT MAY IMPEDE THE CONSTRUCTION ZONE. MINIMIZE PRUNING OR REMOVING LIMBS; EVEN LARGE LIMBS OVER 3" IN DIAMETER MAY HAVE THE FLEXIBILITY TO BE EFFECTIVELY PULLED AND TIED AWAY FROM THE WORK AREA. PROPERLY PRUNE BRANCHES OR ROOTS THAT ARE BROKEN AND/OR DAMAGED DURING CONSTRUCTION.

5. LIMB BREAKAGE - THE CONTRACTOR SHALL RETAIN AND ARBORIST TO IDENTIFY AND PROPERLY PRUNE BRANCHES OR ROOTS THAT ARE BROKEN AND/OR DAMAGED DURING CONSTRUCTION. ANY LIMBS OR ROOTS THAT ARE DAMAGED DURING THE WORK SHOULD BE REMOVED WITH A CLEAN SAW CUT AT AN ADJOINING LIMB OR BRANCH USING GOOD PRUNING TECHNIQUES.

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DWG No:	L-502.00
DWG COUNT:	15 OF ##

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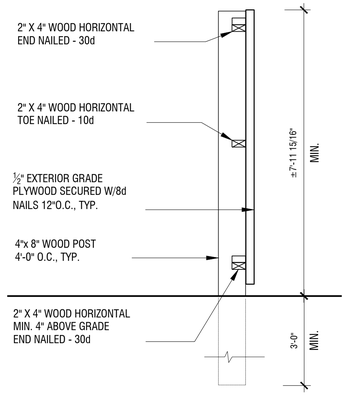
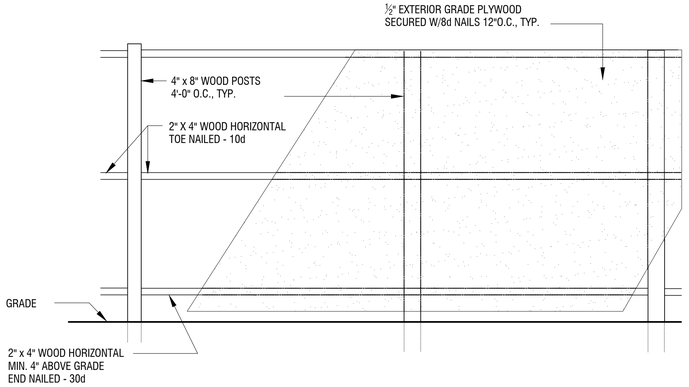
NOTES:

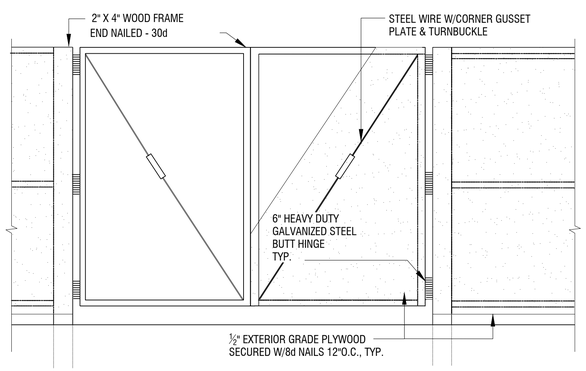
1. FENCE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 3302 OF THE 2020 NYS BUILDING CODE.
2. PROVIDE 12"X12" VIEWING PANELS OF NONFRANGIBLE ACRYLIC AT A RATE OF ONE FOR EVERY 25 L.F. WITH TOP OF VIEWING PANEL NO MORE THAN 6'-0" HIGH AND BOTTOM OF PANEL NOT LESS THAN 3'-0" HIGH.

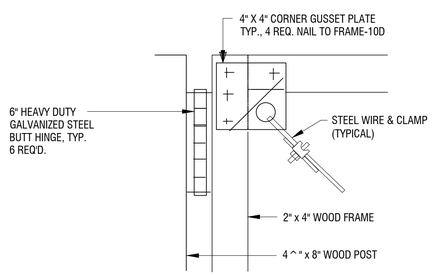




1 TEMPORARY CONSTRUCTION FENCE AND POST

SCALE: NTS





2 TEMPORARY CONSTRUCTION FENCE GATE

SCALE: NTS

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JABLONKSI BUILDING CONSERVATION, INC.
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CLIENT / OWNER

SYLVESTER MANOR

MAILING ADDRESS:
P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN NTS

NO.	SUBMISSIONS/ REVISIONS	DATE
7	NYSCA SUBMISSION	11.21.2024
6	DD SUBMISSION	04.12.2024
5	DOB FILING	01.31.2024
4	PRE-DOB SUBMISSION TO SM	01.11.2024
3	NYSCA SUBMISSION	01.09.2024
2	SD COST ESTIMATING - ELLANA	12.12.2023
1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

SITE PROTECTION DETAILS

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	L-503.00
DWG COUNT:	16 OF ##

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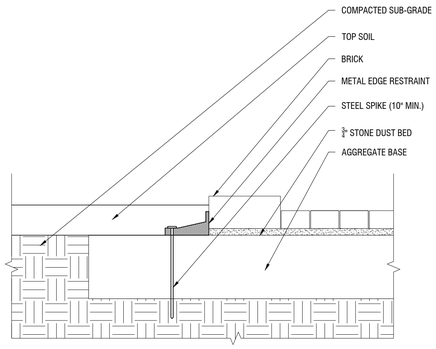

BRICK PAVER WALKWAY

SCALE: 1-1/2" = 1'-0"

0 2" 4" 8" 16"

ARCHITECT

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2	SD COST ESTIMATING - ELLANA	12.12.2023
1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

LANDSCAPE DETAILS

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
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DWG No:	L-504.00
DWG COUNT:	17 OF ##

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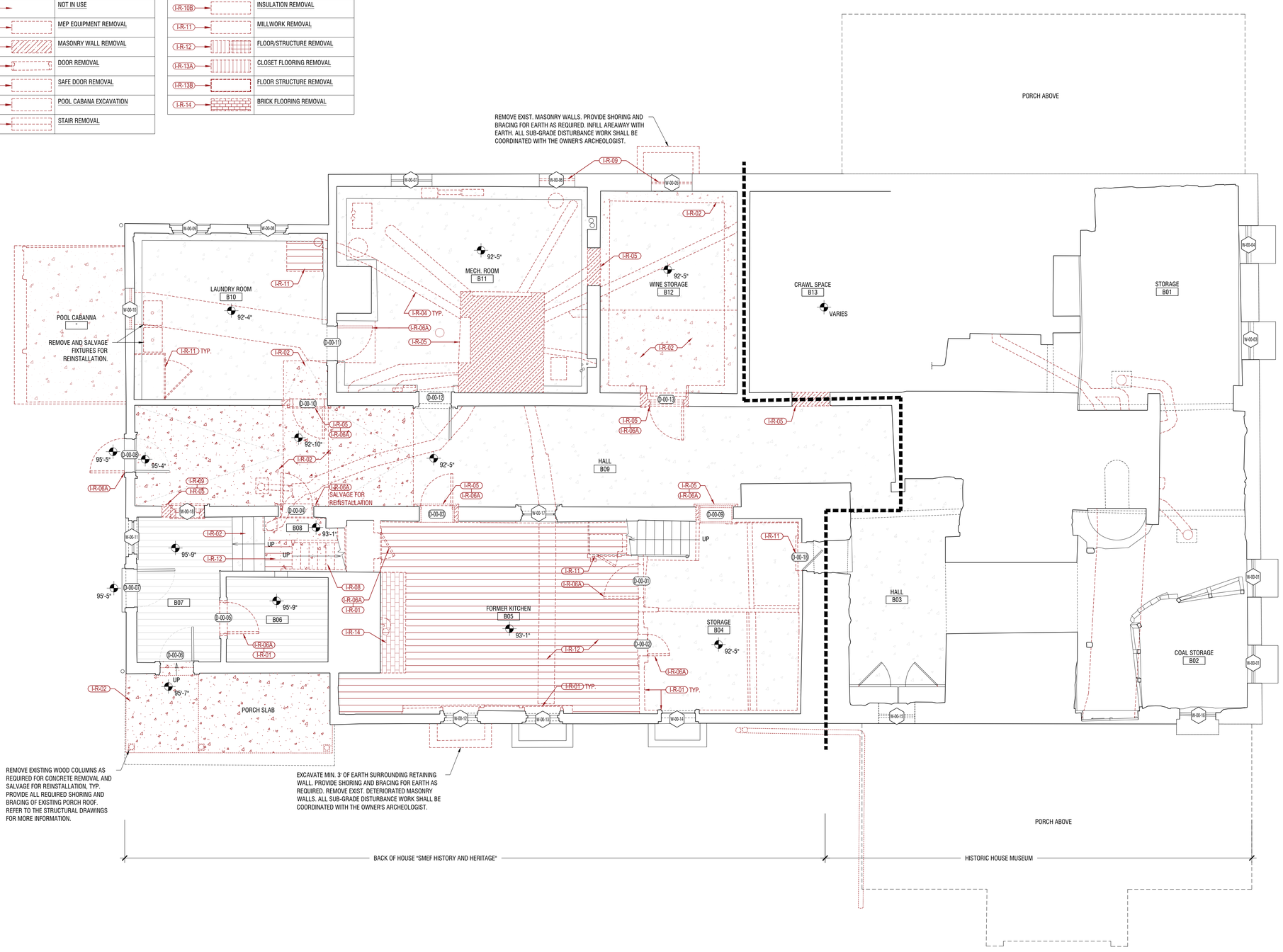
INTERIOR REMOVAL LEGEND		
KEY NOTE	GRAPHIC	DESCRIPTION
I-R-01		PARTITION WALL REMOVAL
I-R-02		CONCRETE EXCAVATION
I-R-03		NOT IN USE
I-R-04		MEP EQUIPMENT REMOVAL
I-R-05		MASONRY WALL REMOVAL
I-R-06A		DOOR REMOVAL
I-R-06B		SAFE DOOR REMOVAL
I-R-07		POOL CABANA EXCAVATION
I-R-08		STAIR REMOVAL

KEY NOTE	GRAPHIC	DESCRIPTION
I-R-09		WINDOW REMOVAL
I-R-10A		WOOD DECK/INSULATION REMOVAL
I-R-10B		INSULATION REMOVAL
I-R-11		MILLWORK REMOVAL
I-R-12		FLOOR/STRUCTURE REMOVAL
I-R-13A		CLOSET FLOORING REMOVAL
I-R-13B		FLOOR STRUCTURE REMOVAL
I-R-14		BRICK FLOORING REMOVAL



1 BASEMENT PLAN - REMOVAL
SCALE:1/4" = 1'-0"

N

0 1' 2' 4' 8'

PLOTTED: 11/21/2024 10:36 AM BY: ---- FILE NAME: i:\01_projects\01_architectural preservation studio\2023\23-037 smef interior and exterior\b_drawings\b.02 current\23-037 a-100_plans.dwg

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1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

BASEMENT PLAN - REMOVAL

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
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DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	A-101.00
DWG COUNT:	18 OF ##

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INTERIOR REMOVAL LEGEND		
KEY NOTE	GRAPHIC	DESCRIPTION
I-R-01		PARTITION WALL REMOVAL
I-R-02		CONCRETE EXCAVATION
I-R-03		NOT IN USE
I-R-04		MEP EQUIPMENT REMOVAL
I-R-05		MASONRY WALL REMOVAL
I-R-06A		DOOR REMOVAL
I-R-06B		SAFE DOOR REMOVAL
I-R-07		POOL CABANA EXCAVATION
I-R-08		STAIR REMOVAL

KEY NOTE	GRAPHIC	DESCRIPTION
I-R-09		WINDOW REMOVAL
I-R-10A		WOOD DECK/INSULATION REMOVAL
I-R-10B		INSULATION REMOVAL
I-R-11		MILLWORK REMOVAL
I-R-12		FLOOR/STRUCTURE REMOVAL
I-R-13A		CLOSET FLOORING REMOVAL
I-R-13B		FLOOR STRUCTURE REMOVAL
I-R-14		BRICK FLOORING REMOVAL

REMOVE EXISTING CONCRETE SLAB, MASONRY CHEEKWALLS, WOOD STAIRS AND LANDING, AND RAILING.

REMOVE AND SALVAGE FREE-STANDING SAFE FOR RELOCATION.

REMOVE AND SALVAGE FIXTURE FOR REINSTALLATION.

REMOVE EXISTING HANDRAIL AND POST.

REMOVE EXISTING PANEL.

REFER TO 1/A-### FOR WEST PORCH REMOVAL WORK.

EAST PORCH 114 · EAST OFFICE 111 · CLO. 107D · CLO. 107C · VAULT 112 · LIBRARY 113 · MORNING ROOM 101 · BATHROOM 109 · STAGE LANDING 110 · CLO. 108B · WEST OFFICE 108 · CLO. 108A · CLO. 107B · CLO. 107A · MUSIC ROOM 107 · KITCHEN 106 · CENTER HALL 102 · CLO. 103A · DINING ROOM 105 · LADIES PARLOR 103 · SIDE STAIR 104 · WEST PORCH 115 · ROOF G

±16'-2" | ±42'-0" | ±30'-9"

±88'-11"

BACK OF HOUSE "SMEF HISTORY AND HERITAGE" — HISTORIC HOUSE MUSEUM

±12'-0" | ±43'-8" | ±69'-1" | ±12'-8"

0 1" 2" 4" 8"

1 FIRST FLOOR PLAN - REMOVAL

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

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LOCATION PLAN NTS

NO.	SUBMISSIONS/ REVISIONS	DATE
7	NYSCA SUBMISSION	11.21.2024
6	DD SUBMISSION	04.12.2024
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3	NYSCA SUBMISSION	01.09.2024
2	SD COST ESTIMATING - ELLANA	12.12.2023
1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

FIRST FLOOR PLAN - REMOVAL

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
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DWG No:	A-102.00
DWG COUNT:	19 OF ##

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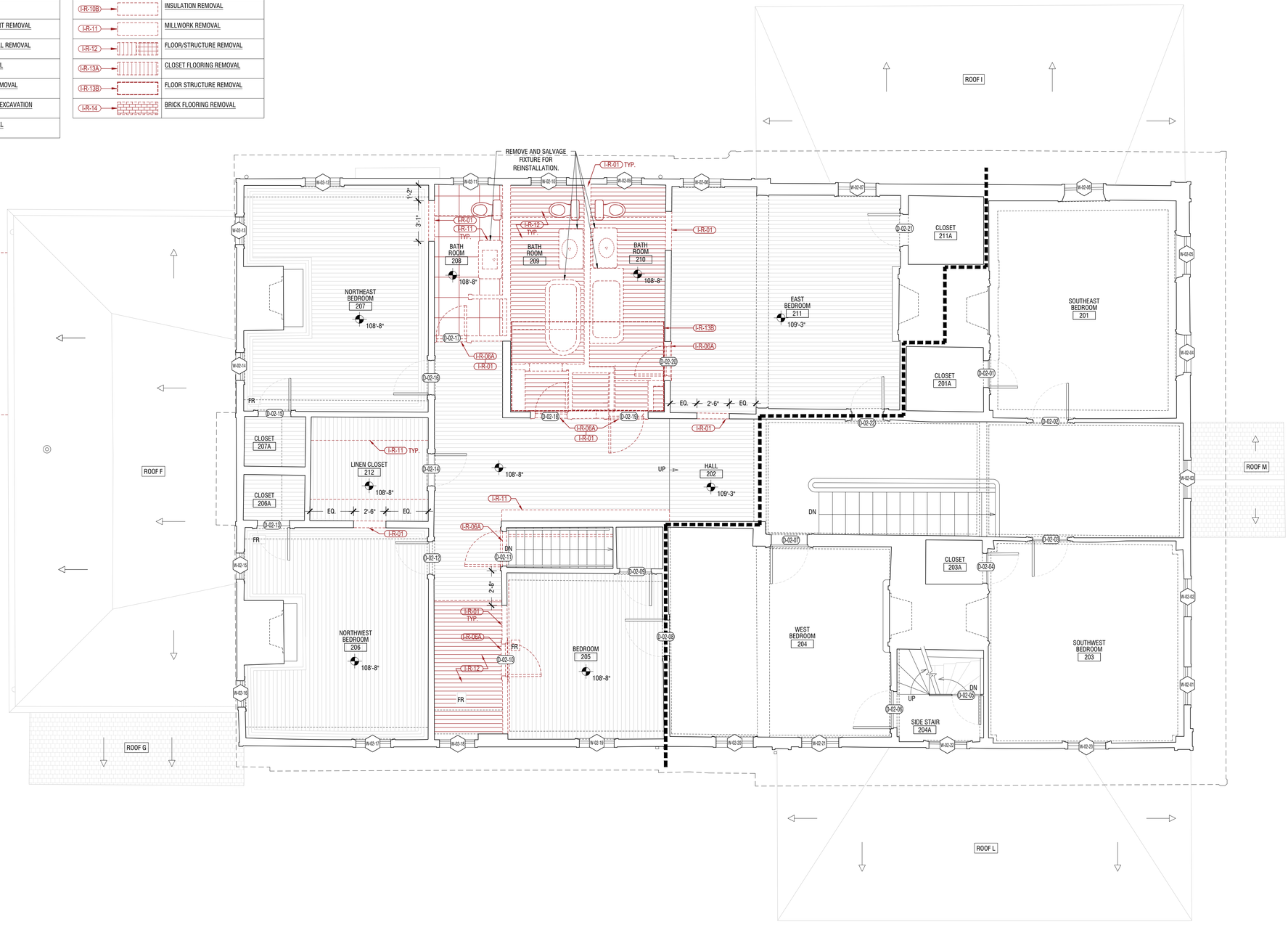
INTERIOR REMOVAL LEGEND		
KEY NOTE	GRAPHIC	DESCRIPTION
I-R-01		PARTITION WALL REMOVAL
I-R-02		CONCRETE EXCAVATION
I-R-03		NOT IN USE
I-R-04		MEP EQUIPMENT REMOVAL
I-R-05		MASONRY WALL REMOVAL
I-R-06A		DOOR REMOVAL
I-R-06B		SAFE DOOR REMOVAL
I-R-07		POOL CABANA EXCAVATION
I-R-08		STAIR REMOVAL

KEY NOTE	GRAPHIC	DESCRIPTION
I-R-09		WINDOW REMOVAL
I-R-10A		WOOD DECK/INSULATION REMOVAL
I-R-10B		INSULATION REMOVAL
I-R-11		MILLWORK REMOVAL
I-R-12		FLOOR/STRUCTURE REMOVAL
I-R-13A		CLOSET FLOORING REMOVAL
I-R-13B		FLOOR STRUCTURE REMOVAL
I-R-14		BRICK FLOORING REMOVAL



1 SECOND FLOOR PLAN - REMOVAL
SCALE: 1/4" = 1'-0"

N

0 1' 2' 4' 8'

ARCHITECT

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LOCATION PLAN NTS

NO.	SUBMISSIONS/ REVISIONS	DATE
7	NYSCA SUBMISSION	11.21.2024
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DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

SECOND FLOOR PLAN - REMOVAL

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
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DRAWING BY:	MT, DT
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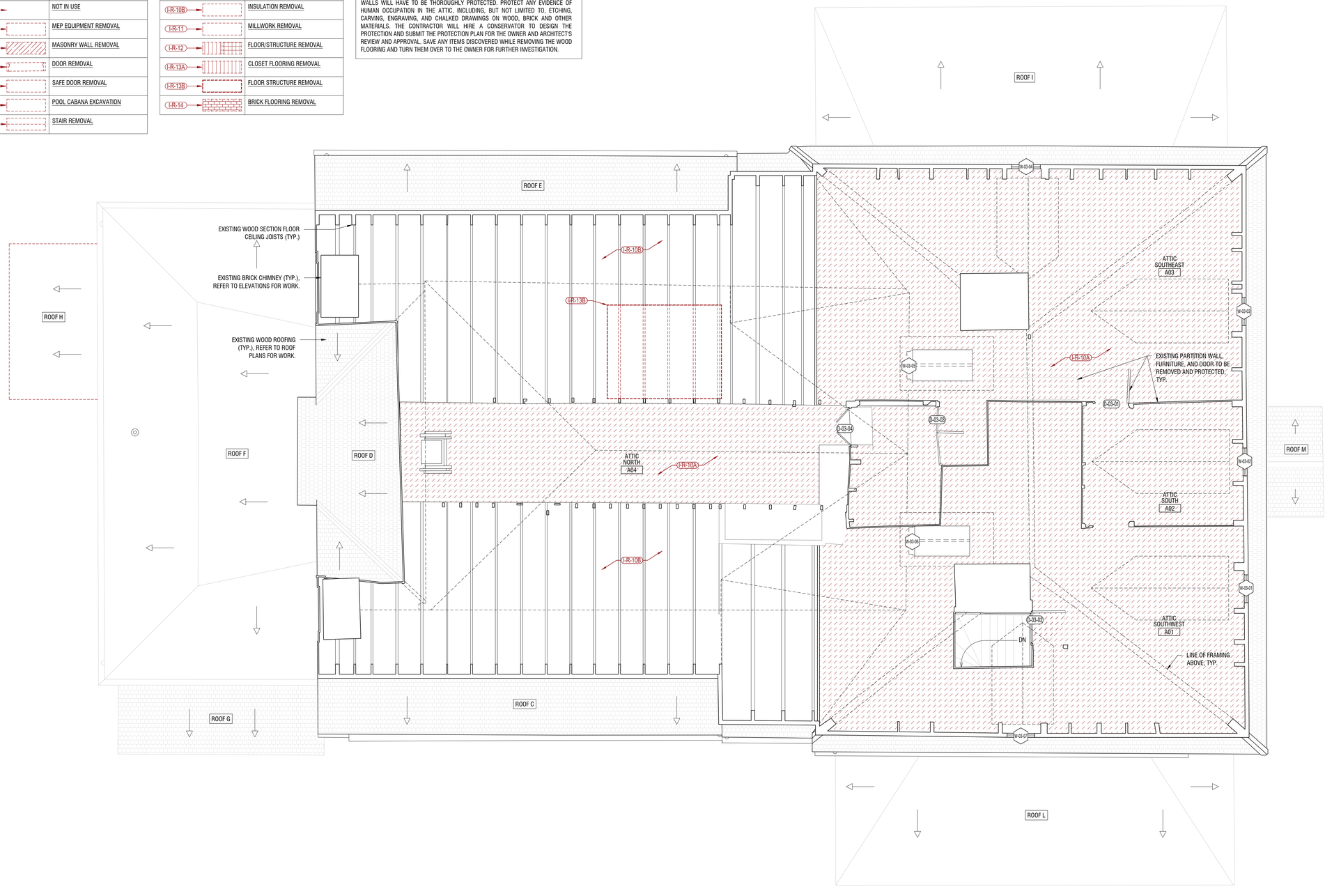
INTERIOR REMOVAL LEGEND		
KEY NOTE	GRAPHIC	DESCRIPTION
I-R-01		PARTITION WALL REMOVAL
I-R-02		CONCRETE EXCAVATION
I-R-03		NOT IN USE
I-R-04		MEP EQUIPMENT REMOVAL
I-R-05		MASONRY WALL REMOVAL
I-R-06A		DOOR REMOVAL
I-R-06B		SAFE DOOR REMOVAL
I-R-07		POOL CABANA EXCAVATION
I-R-08		STAIR REMOVAL

KEY NOTE	GRAPHIC	DESCRIPTION
I-R-09		WINDOW REMOVAL
I-R-10A		WOOD DECK/INSULATION REMOVAL
I-R-10B		INSULATION REMOVAL
I-R-11		MILLWORK REMOVAL
I-R-12		FLOOR/STRUCTURE REMOVAL
I-R-13A		CLOSET FLOORING REMOVAL
I-R-13B		FLOOR STRUCTURE REMOVAL
I-R-14		BRICK FLOORING REMOVAL

ATTIC INTERIOR GENERAL NOTE

ALL THE PARTITION WALLS, DOORS, AND FURNITURE IN THE ATTIC HAVE SIGNIFICANT HISTORICAL VALUE. THEREFORE, THEY SHOULD BE CAREFULLY REMOVED DURING CONSTRUCTION, PROPERLY PROTECTED AND STORED, AND REINSTALLED AT THE END OF THE WORK. IN THE EVENT THAT REMOVAL IS NOT POSSIBLE, THE PARTITION WALLS WILL HAVE TO BE THOROUGHLY PROTECTED. PROTECT ANY EVIDENCE OF HUMAN OCCUPATION IN THE ATTIC, INCLUDING, BUT NOT LIMITED TO, ETCHING, CARVING, ENGRAVING, AND CHALKED DRAWINGS ON WOOD, BRICK AND OTHER MATERIALS. THE CONTRACTOR WILL HIRE A CONSERVATOR TO DESIGN THE PROTECTION AND SUBMIT THE PROTECTION PLAN FOR THE OWNER AND ARCHITECT'S REVIEW AND APPROVAL. SAVE ANY ITEMS DISCOVERED WHILE REMOVING THE WOOD FLOORING AND TURN THEM OVER TO THE OWNER FOR FURTHER INVESTIGATION.



1 ATTIC FLOOR PLAN - REMOVAL
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

N

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DOB JOB #

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DRAFT 08/13/2025
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PROJECT

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EXTERIOR REHABILITATION
INTERIOR REUSE
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SHELTER ISLAND, NY 11964

DRAWING NAME

ATTIC PLAN - REMOVAL

SEAL & SIGNATURE

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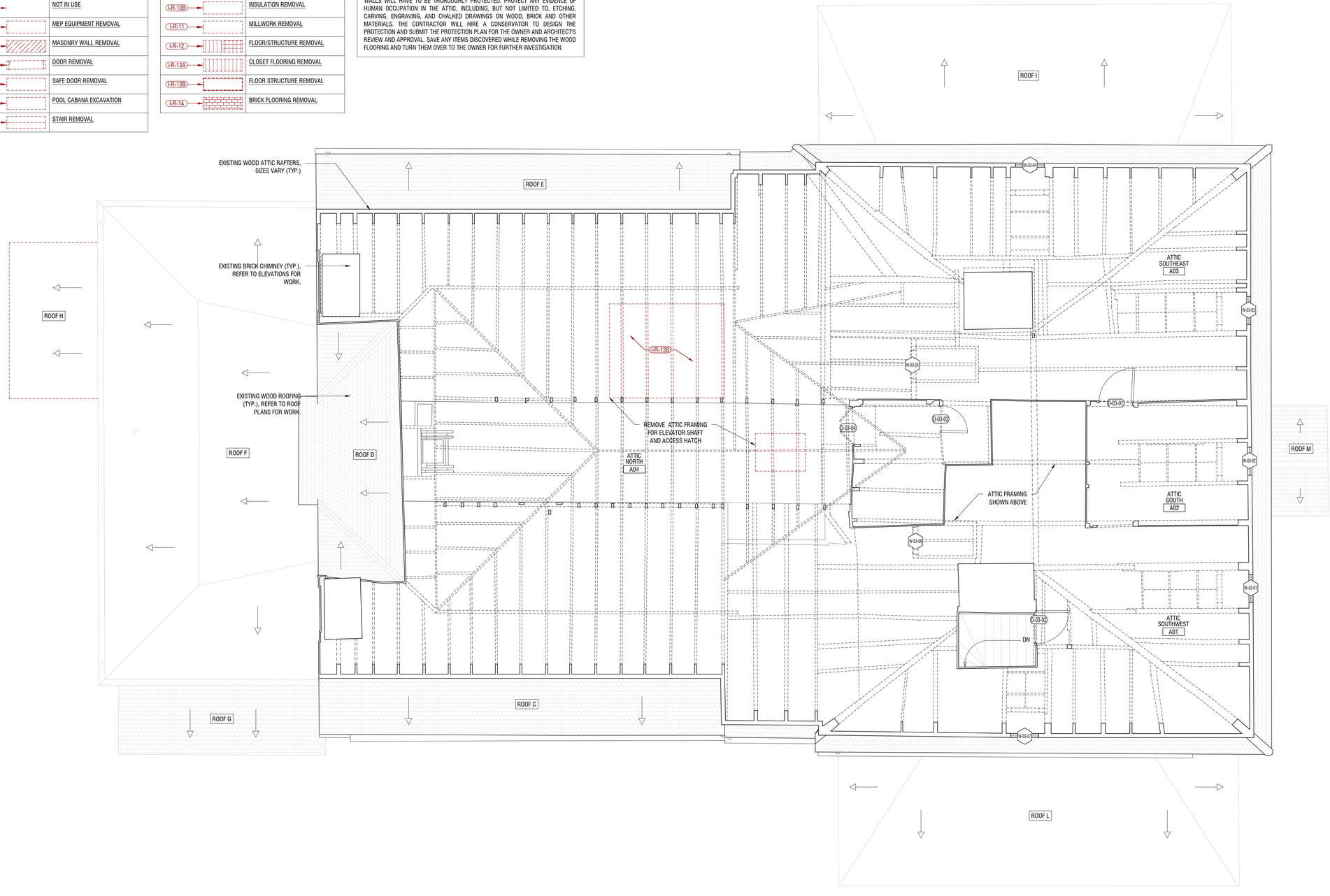
I-R-06A		DOOR REMOVAL
I-R-06B		SAFE DOOR REMOVAL
I-R-07		POOL CABANA EXCAVATION
I-R-08		STAIR REMOVAL

KEY NOTE	GRAPHIC	DESCRIPTION
I-R-09		WINDOW REMOVAL
I-R-10A		WOOD DECK/INSULATION REMOVAL
I-R-10B		INSULATION REMOVAL
I-R-11		MILLWORK REMOVAL
I-R-12		FLOOR/STRUCTURE REMOVAL
I-R-13A		CLOSET FLOORING REMOVAL
I-R-13B		FLOOR STRUCTURE REMOVAL
I-R-14		BRICK FLOORING REMOVAL

ATTIC INTERIOR GENERAL NOTE

ALL THE PARTITION WALLS, DOORS, AND FURNITURE IN THE ATTIC HAVE SIGNIFICANT HISTORICAL VALUE. THEREFORE, THEY SHOULD BE CAREFULLY REMOVED DURING CONSTRUCTION, PROPERLY PROTECTED AND STORED, AND REINSTALLED AT THE END OF THE WORK. IN THE EVENT THAT REMOVAL IS NOT POSSIBLE, THE PARTITION WALLS WILL HAVE TO BE THOROUGHLY PROTECTED. PROTECT ANY EVIDENCE OF HUMAN OCCUPATION IN THE ATTIC, INCLUDING, BUT NOT LIMITED TO, ETCHING, CARVING, ENGRAVING, AND CHALKED DRAWINGS ON WOOD, BRICK AND OTHER MATERIALS. THE CONTRACTOR WILL HIRE A CONSERVATOR TO DESIGN THE PROTECTION AND SUBMIT THE PROTECTION PLAN FOR THE OWNER AND ARCHITECTS REVIEW AND APPROVAL. SAVE ANY ITEMS DISCOVERED WHILE REMOVING THE WOOD FLOORING AND TURN THEM OVER TO THE OWNER FOR FURTHER INVESTIGATION.



1 ATTIC FRAMING PLAN - REMOVAL
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

N

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LOCATION PLAN NTS

NO.	SUBMISSIONS/ REVISIONS	DATE
7	NYSCA SUBMISSION	11.21.2024
6	DD SUBMISSION	04.12.2024
5	DOB FILING	01.31.2024
4	PRE-DOB SUBMISSION TO SM	01.11.2024
3	NYSCA SUBMISSION	01.09.2024
2	SD COST ESTIMATING - ELLANA	12.12.2023
1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

ATTIC FRAMING PLAN - REMOVAL

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
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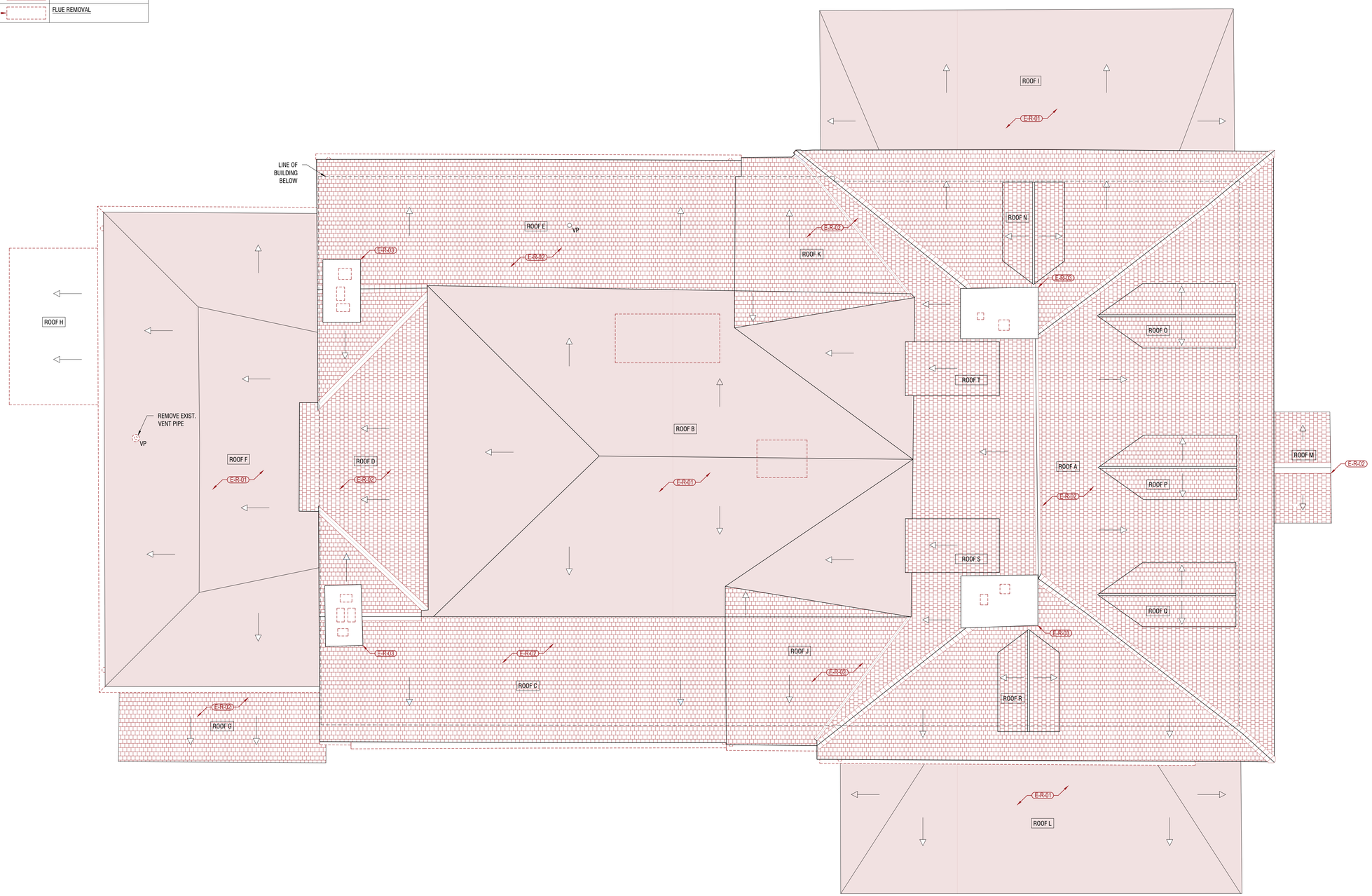
EXTERIOR REMOVAL LEGEND		
KEY NOTE	GRAPHIC	DESCRIPTION
E-R-01		EPDM ROOFING REMOVAL
E-R-02		SHINGLE ROOFING REMOVAL
E-R-03		FLUE REMOVAL



1 ROOF PLAN - REMOVAL
SCALE: 1/4" = 1'-0"

N

0 1' 2' 4' 8'

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DOB JOB #

DOB STICKER

DRAFT 08/13/2025
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PROJECT

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EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

ROOF PLAN - REMOVAL

SEAL & SIGNATURE

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DWG COUNT:	23 OF ##

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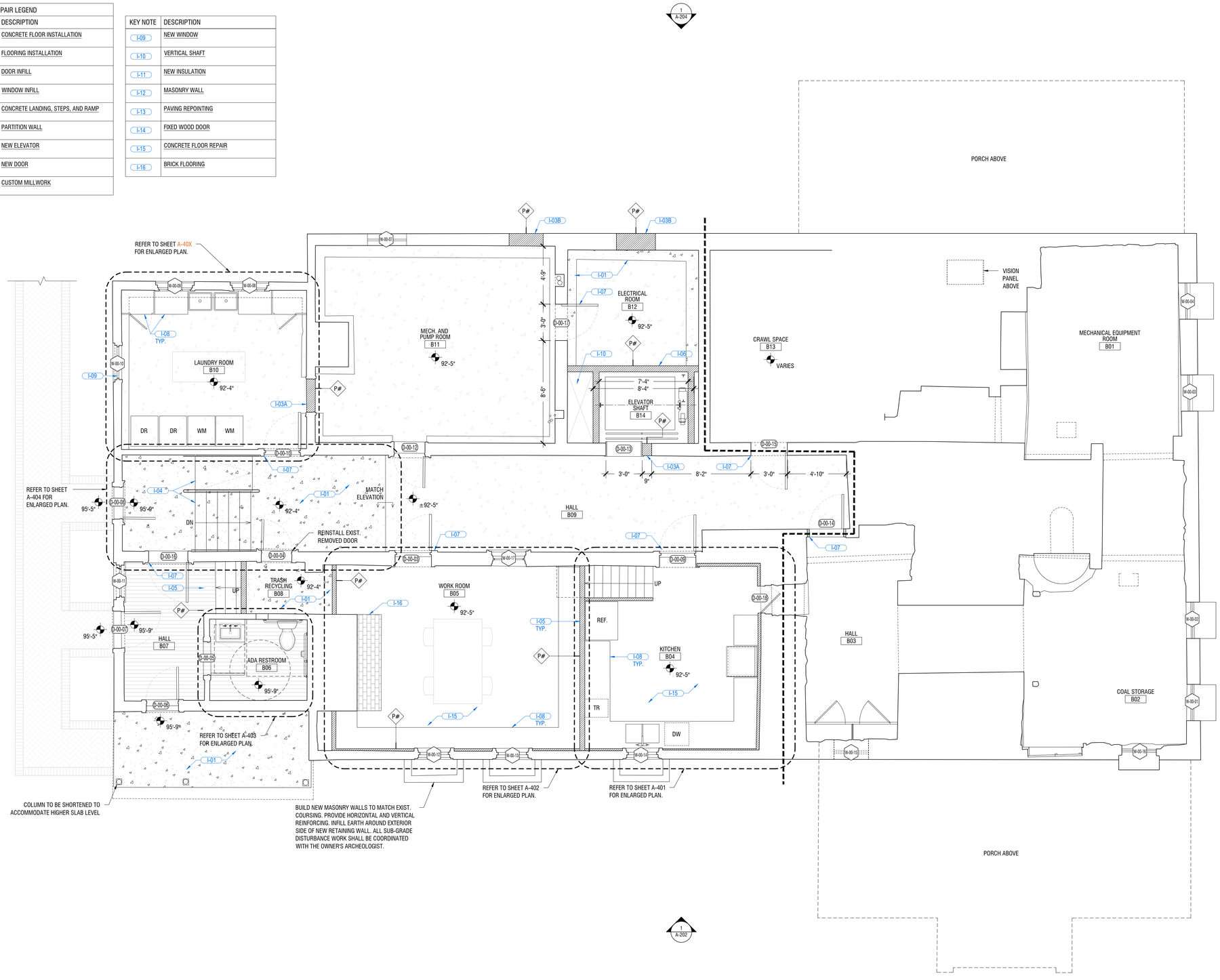
INTERIOR REPAIR LEGEND	
KEY NOTE	DESCRIPTION
I-01	CONCRETE FLOOR INSTALLATION
I-02	FLOORING INSTALLATION
I-03A	DOOR INFILL
I-03B	WINDOW INFILL
I-04	CONCRETE LANDING, STEPS, AND RAMP
I-05	PARTITION WALL
I-06	NEW ELEVATOR
I-07	NEW DOOR
I-08	CUSTOM MILLWORK

KEY NOTE	DESCRIPTION
I-09	NEW WINDOW
I-10	VERTICAL SHAFT
I-11	NEW INSULATION
I-12	MASONRY WALL
I-13	PAVING REPOINTING
I-14	FIXED WOOD DOOR
I-15	CONCRETE FLOOR REPAIR
I-16	BRICK FLOORING



1 BASEMENT PLAN - ARCHITECTURAL

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

0 1' 2' 4' 8'

N

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1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

BASEMENT PLAN - ARCHITECTURAL

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
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INTERIOR REPAIR LEGEND	
KEY NOTE	DESCRIPTION
I-01	CONCRETE FLOOR INSTALLATION
I-02	FLOORING INSTALLATION
I-03A	DOOR INFILL
I-03B	WINDOW INFILL
I-04	CONCRETE LANDING, STEPS, AND RAMP
I-05	PARTITION WALL
I-06	NEW ELEVATOR
I-07	NEW DOOR
I-08	CUSTOM MILLWORK

KEY NOTE	DESCRIPTION
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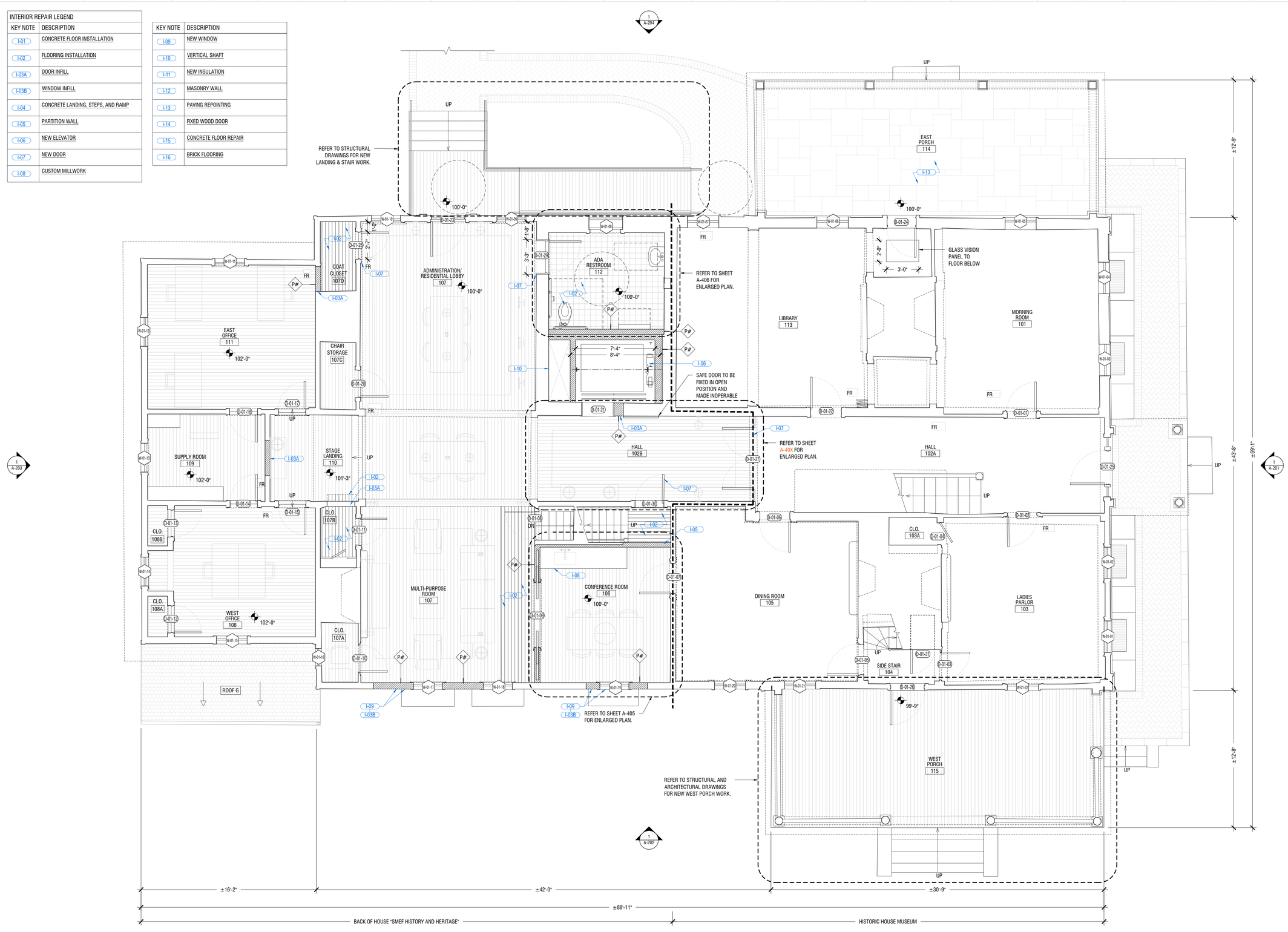
I-10	VERTICAL SHAFT
I-11	NEW INSULATION
I-12	MASONRY WALL
I-13	PAVING REPOINTING
I-14	FIXED WOOD DOOR
I-15	CONCRETE FLOOR REPAIR
I-16	BRICK FLOORING



1 FIRST FLOOR PLAN - ARCHITECTURAL

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

0 1" 2" 4" 8'

N

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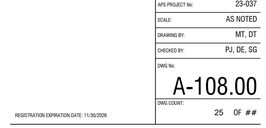
LOCATION PLAN NTS



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1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

FIRST FLOOR PLAN - ARCHITECTURAL

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
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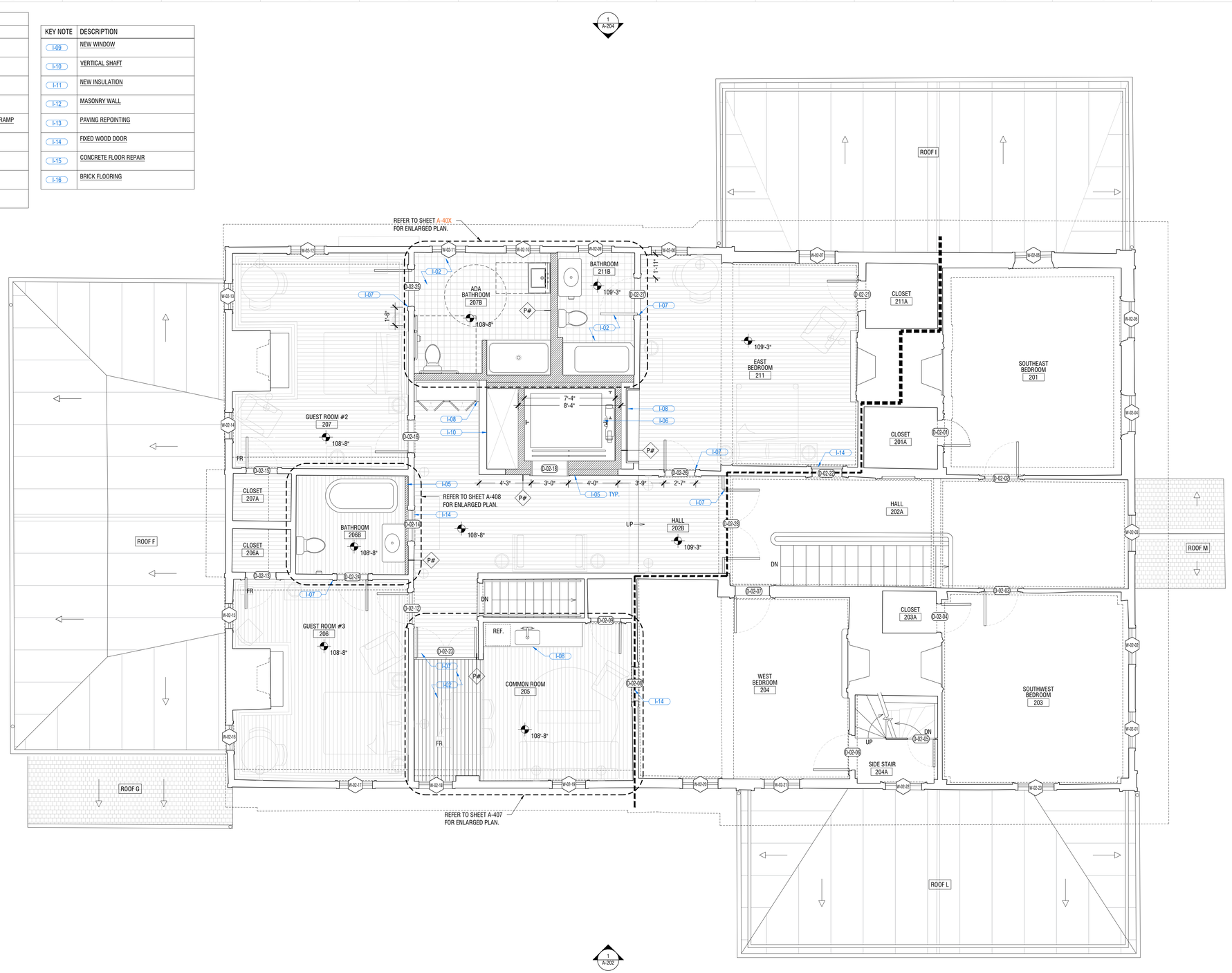
INTERIOR REPAIR LEGEND	
KEY NOTE	DESCRIPTION
I-01	CONCRETE FLOOR INSTALLATION
I-02	FLOORING INSTALLATION
I-03A	DOOR INFILL
I-03B	WINDOW INFILL
I-04	CONCRETE LANDING, STEPS, AND RAMP
I-05	PARTITION WALL
I-06	NEW ELEVATOR
I-07	NEW DOOR
I-08	CUSTOM MILLWORK

KEY NOTE	DESCRIPTION
I-09	NEW WINDOW
I-10	VERTICAL SHAFT
I-11	NEW INSULATION
I-12	MASONRY WALL
I-13	PAVING REPOINTING
I-14	FIXED WOOD DOOR
I-15	CONCRETE FLOOR REPAIR
I-16	BRICK FLOORING



1 SECOND FLOOR PLAN - ARCHITECTURAL

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

0 1' 2' 4' 8'

N

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LOCATION PLAN NTS

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DOB JOB #

DOB STICKER

DRAFT 08/13/2025
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PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

SECOND FLOOR PLAN - ARCHITECTURAL

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

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KEY NOTE	DESCRIPTION
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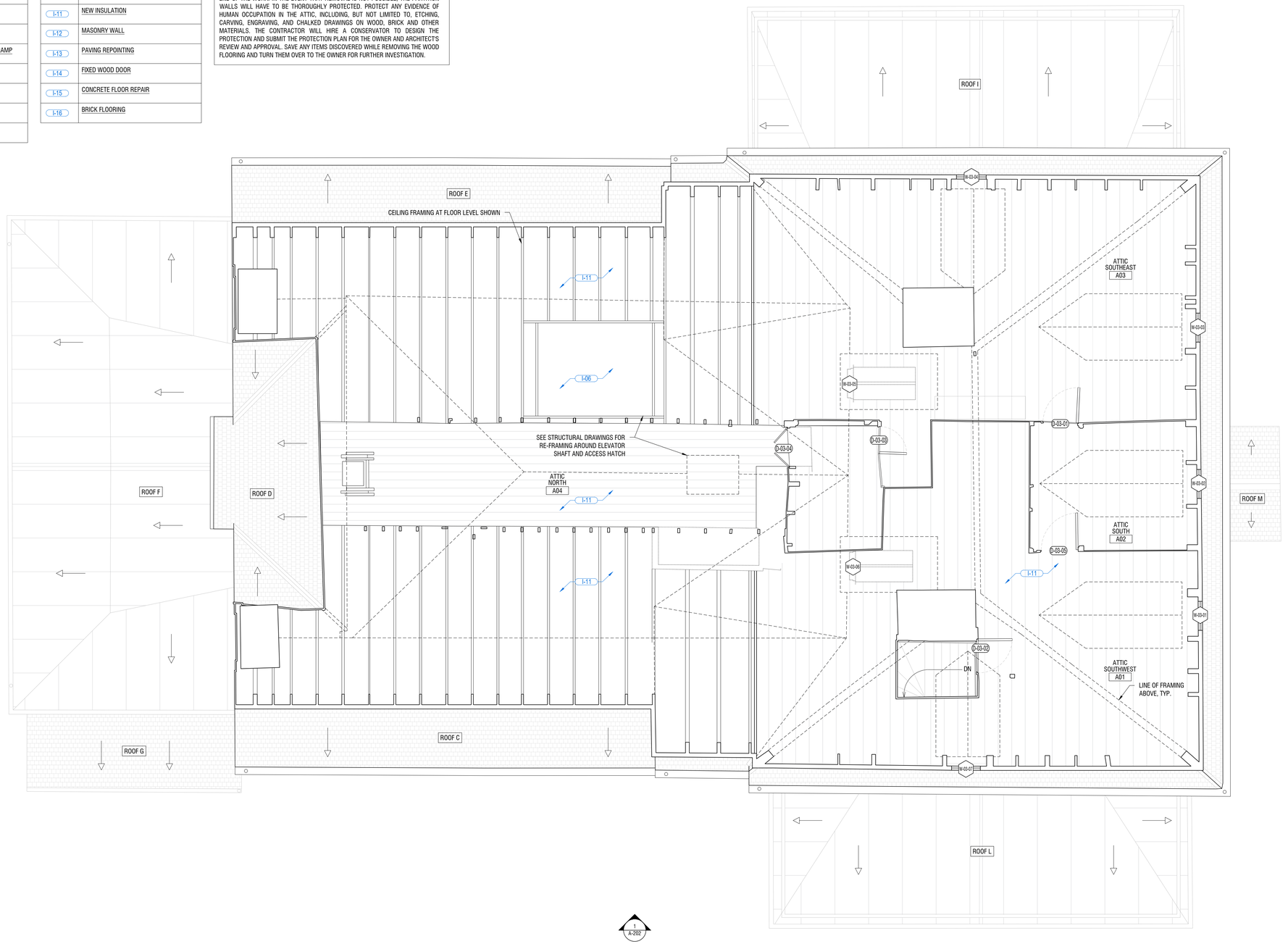

1 ATTIC FLOOR PLAN - ARCHITECTURAL

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

0 1' 2' 4' 8'

N

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1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

ATTIC PLAN - ARCHITECTURAL

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
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DWG No:	A-110.00
DWG COUNT:	27 OF ##

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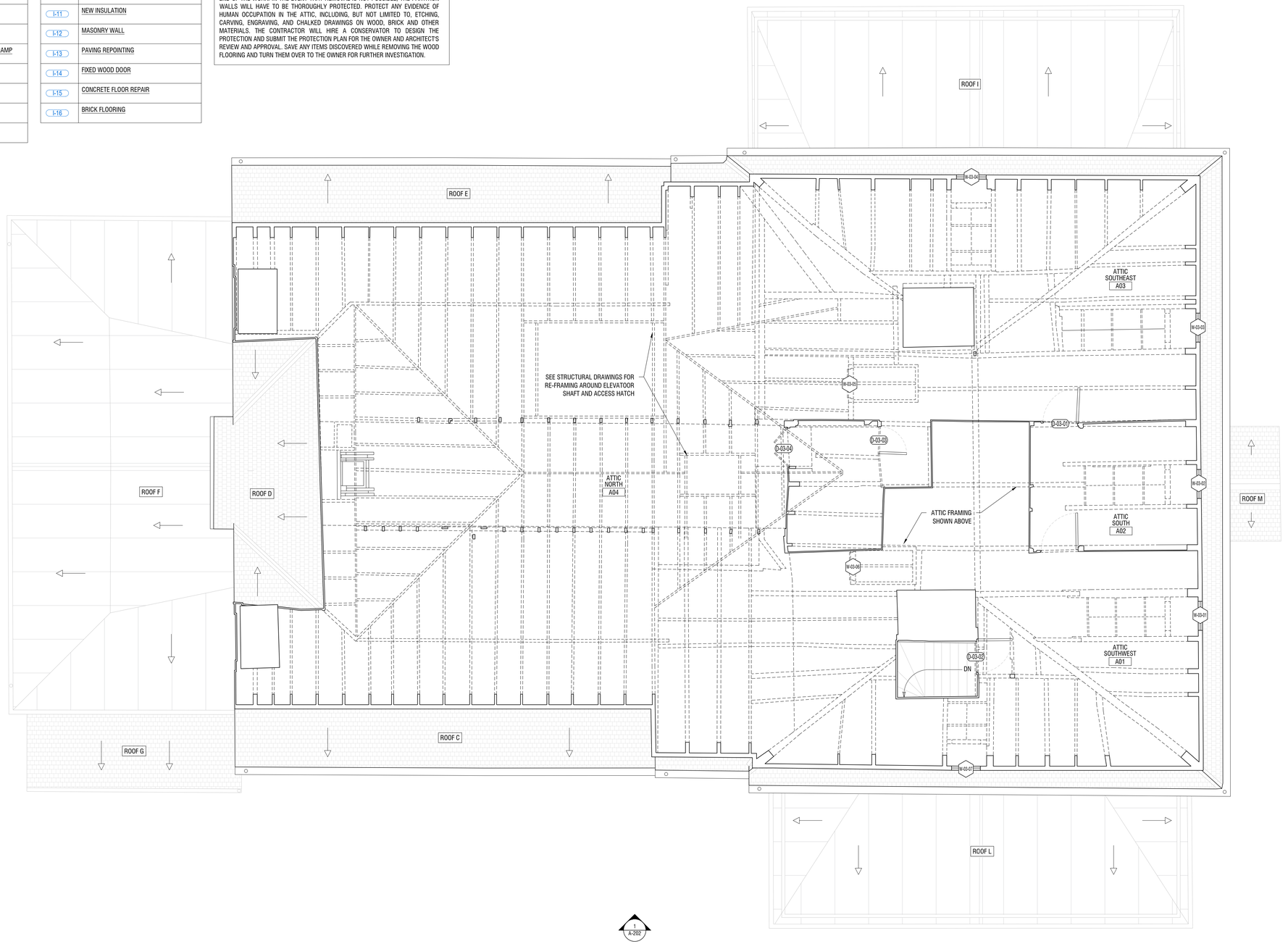
INTERIOR REPAIR LEGEND	
KEY NOTE	DESCRIPTION
I-01	CONCRETE FLOOR INSTALLATION
I-02	FLOORING INSTALLATION
I-03A	DOOR INFILL
I-03B	WINDOW INFILL
I-04	CONCRETE LANDING, STEPS, AND RAMP
I-05	PARTITION WALL
I-06	NEW ELEVATOR
I-07	NEW DOOR
I-08	CUSTOM MILLWORK

KEY NOTE	DESCRIPTION
I-09	NEW WINDOW
I-10	VERTICAL SHAFT
I-11	NEW INSULATION
I-12	MASONRY WALL
I-13	PAVING REPOINTING
I-14	FIXED WOOD DOOR
I-15	CONCRETE FLOOR REPAIR
I-16	BRICK FLOORING

ATTIC INTERIOR GENERAL NOTE

ALL THE PARTITION WALLS, DOORS, AND FURNITURE IN THE ATTIC HAVE SIGNIFICANT HISTORICAL VALUE. THEREFORE, THEY SHOULD BE CAREFULLY REMOVED DURING CONSTRUCTION, PROPERLY PROTECTED AND STORED, AND REINSTALLED AT THE END OF THE WORK. IN THE EVENT THAT REMOVAL IS NOT POSSIBLE, THE PARTITION WALLS WILL HAVE TO BE THOROUGHLY PROTECTED. PROTECT ANY EVIDENCE OF HUMAN OCCUPATION IN THE ATTIC, INCLUDING, BUT NOT LIMITED TO, ETCHING, CARVING, ENGRAVING, AND CHALKED DRAWINGS ON WOOD, BRICK AND OTHER MATERIALS. THE CONTRACTOR WILL HIRE A CONSERVATOR TO DESIGN THE PROTECTION AND SUBMIT THE PROTECTION PLAN FOR THE OWNER AND ARCHITECT'S REVIEW AND APPROVAL. SAVE ANY ITEMS DISCOVERED WHILE REMOVING THE WOOD FLOORING AND TURN THEM OVER TO THE OWNER FOR FURTHER INVESTIGATION.



1 ATTIC FRAMING PLAN - ARCHITECTURAL

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

0 1' 2' 4' 8'

N

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EXTERIOR REPAIR LEGEND	
KEY NOTE	DESCRIPTION
E-01	L.C.C. FLAT-SEAM ROOF
E-02	WOOD SHINGLE ROOF
E-03	CHIMNEY CAP
E-04	ACCESS HATCH
E-05	VENT PIPE

1 ROOF PLAN - ARCHITECTURAL
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

N

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INTERIOR REUSE
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SHELTER ISLAND, NY 11964

DRAWING NAME

ROOF PLAN - ARCHITECTURAL

SEAL & SIGNATURE

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FACADE REPAIR/RESTORATION LEGEND		
KEY NOTE	GRAPHIC	DESCRIPTION
BR-MAS-01		BRICK MASONRY REPOINTING
BR-MAS-02		BRICK MASONRY REPAIR
BR-MAS-07		MASONRY CLEANING
BR-MAS-14		BRICK MASS-MASONRY REPLACEMENT
BR-MAS-15		BRICK RETAINING WALL REPLACEMENT
CO-FOW-42		BRICK MASONRY COATING

KEY NOTE	GRAPHIC	DESCRIPTION
MT-FLA-30		MISC. METAL COPPER FLASHING REPLACEMENT
MT-GUT-29A		GUTTER & DOWNSPOUT REMOVAL & INSTALLATION
MT-GUT-29B		GUTTER & DOWNSPOUT INSTALLATION
PT-MMT-43		MISC. METAL PAINTING
PT-MWD-44		MISC. WOOD PAINTING
WD-COL-22		WOOD COLUMN REPAIR

KEY NOTE	GRAPHIC	DESCRIPTION
WD-COL-23		WOOD COLUMN REPLACEMENT
WD-FAS-31		WOOD FASCIA REPLACEMENT
WD-MWD-25		MISCELLANEOUS WOOD REPAIRS
WD-MWD-26		MISCELLANEOUS WOOD ELEMENT REPLACEMENT
WD-SID-16		WOOD CLAPBOARD SIDING REPLACEMENT
WD-SID-18		WOOD TRIM REPAIR

KEY NOTE	GRAPHIC	DESCRIPTION
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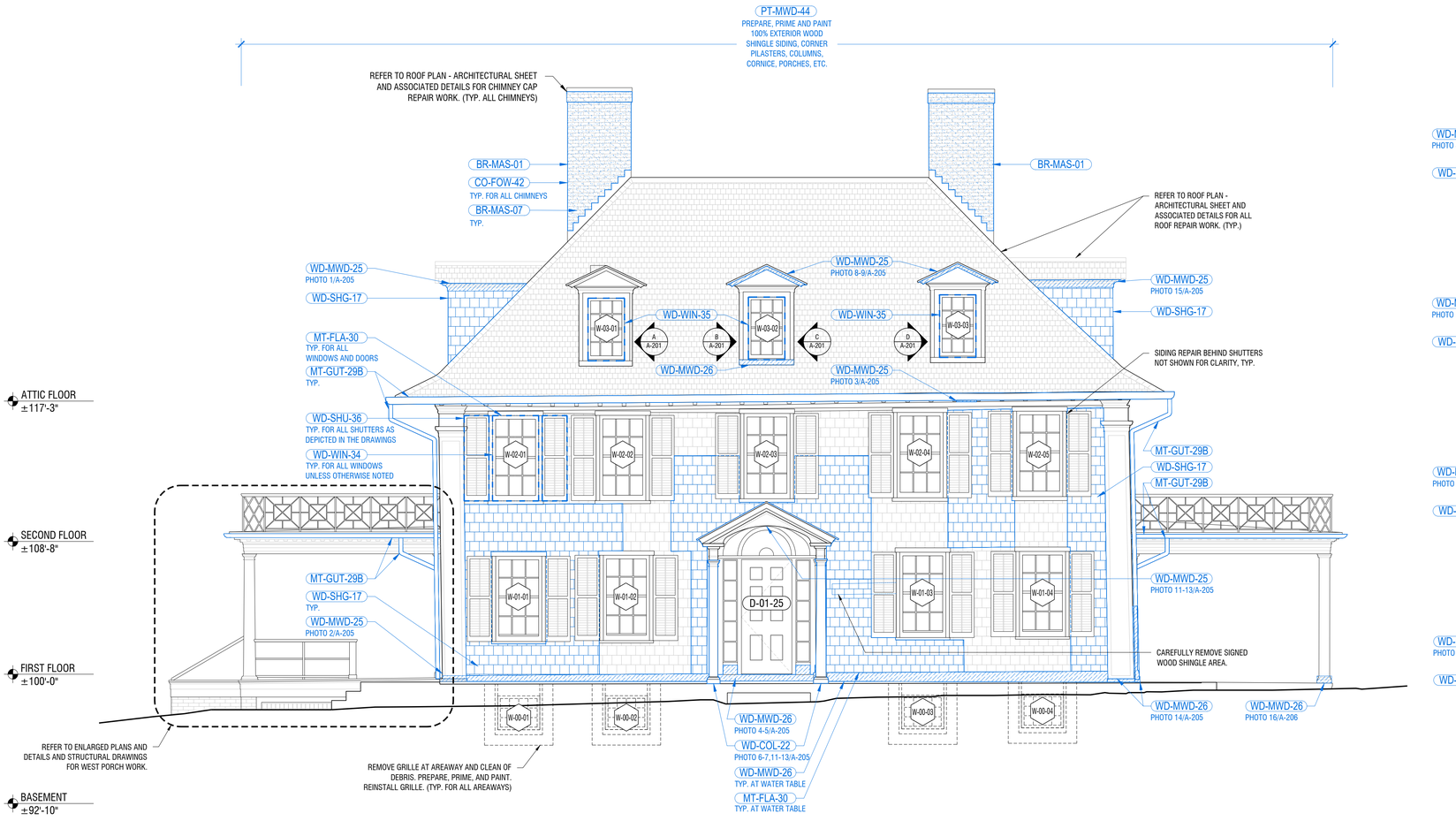
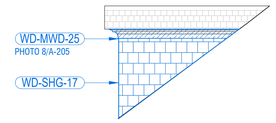
WD-WIN-34		WOOD WINDOW REPAIR
WD-WIN-34A		WOOD WINDOW SASH REPLACEMENT
WD-WIN-35		NEW WOOD WINDOW INSTALLATION
WD-SHU-36		WOOD SHUTTER REPLACEMENT

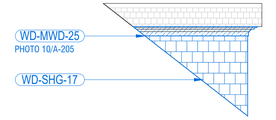
NOTES

1. REFER TO FACADE REPAIR/RESTORATION LEGEND ON SHEET T-002.
2. REFER TO FLOOR AND ROOF PLANS FOR ADDITIONAL INFORMATION.





A. WEST DORMER EAST ELEVATION



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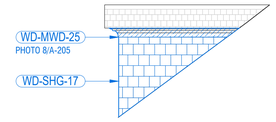
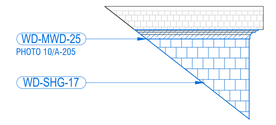


C. CENTER DORMER EAST ELEVATION



D. EAST DORMER WEST ELEVATION

1 SOUTH ELEVATION - ARCHITECTURAL
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

ARCHITECT

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PROJECT

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INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

SOUTH ELEVATION - ARCHITECTURAL

SEAL & SIGNATURE

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FACADE REPAIR/RESTORATION LEGEND		
KEY NOTE	GRAPHIC	DESCRIPTION
BR-MAS-01		BRICK MASONRY REPOINTING
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CO-FOW-42		BRICK MASONRY COATING

KEY NOTE	GRAPHIC	DESCRIPTION
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WD-SHU-36		WOOD SHUTTER REPLACEMENT

NOTES

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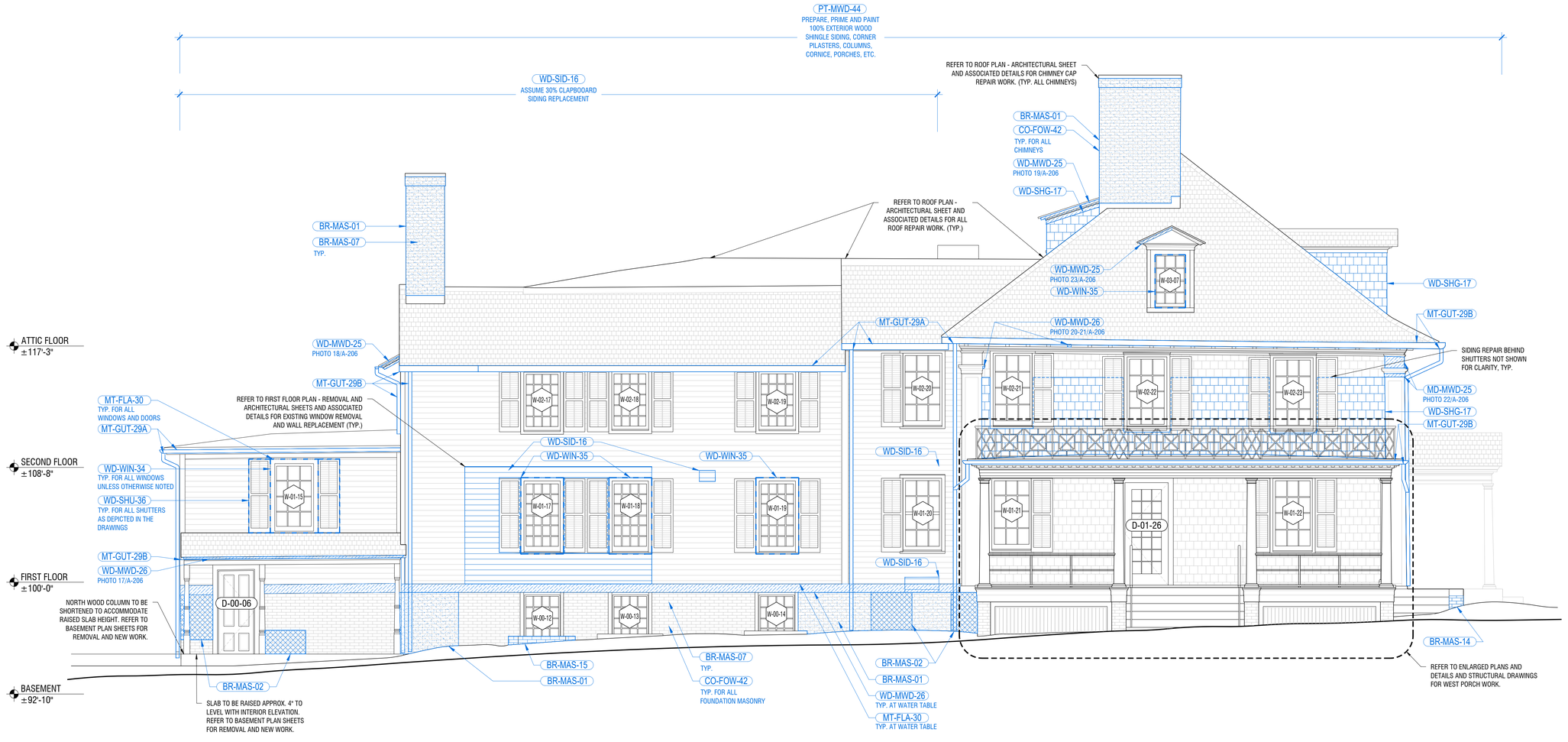

1 WEST ELEVATION - ARCHITECTURAL
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0 1' 2' 4' 8'

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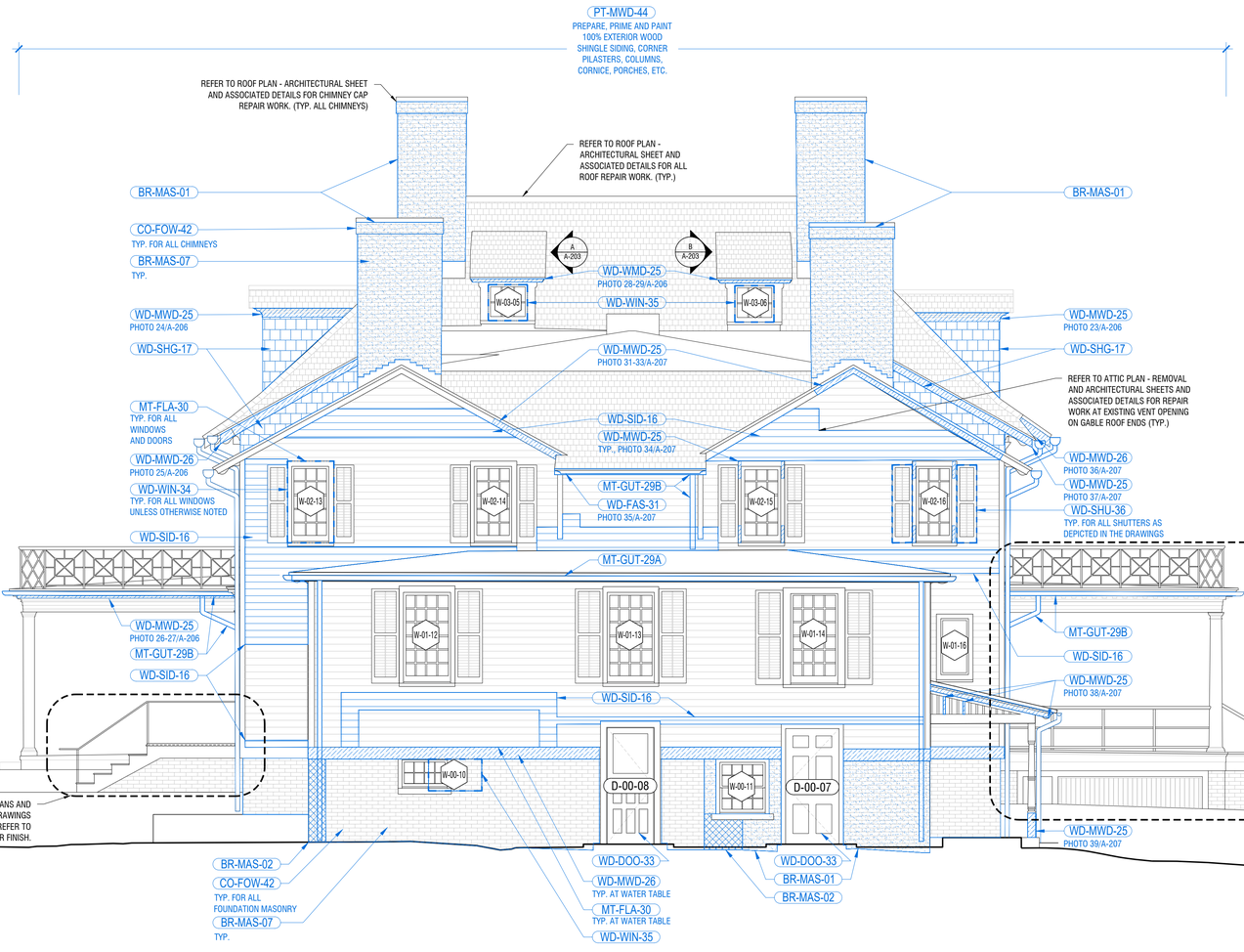

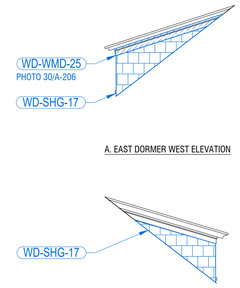

A. EAST DORMER WEST ELEVATION

B. WEST DORMER EAST ELEVATION

1 NORTH ELEVATION - ARCHITECTURAL
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

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CLIENT / OWNER

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MAILING ADDRESS:
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LOCATION PLAN NTS

NO.	SUBMISSIONS/ REVISIONS	DATE
7	NYSCA SUBMISSION	11.21.2024
6	DD SUBMISSION	04.12.2024
5	DOB FILING	01.31.2024
4	PRE-DOB SUBMISSION TO SM	01.11.2024
3	NYSCA SUBMISSION	01.09.2024
2	SD COST ESTIMATING - ELLANA	12.12.2023
1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

NORTH ELEVATION - ARCHITECTURAL

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
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CHECKED BY:	PJ, DE, SG
DWG No:	A-203.00
DWG COUNT:	32 OF ##

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FACADE REPAIR/RESTORATION LEGEND		
KEY NOTE	GRAPHIC	DESCRIPTION
BR-MAS-01		BRICK MASONRY REPOINTING
BR-MAS-02		BRICK MASONRY REPAIR
BR-MAS-07		MASONRY CLEANING
BR-MAS-14		BRICK MASS-MASONRY REPLACEMENT
BR-MAS-15		BRICK RETAINING WALL REPLACEMENT
CO-FOW-42		BRICK MASONRY COATING

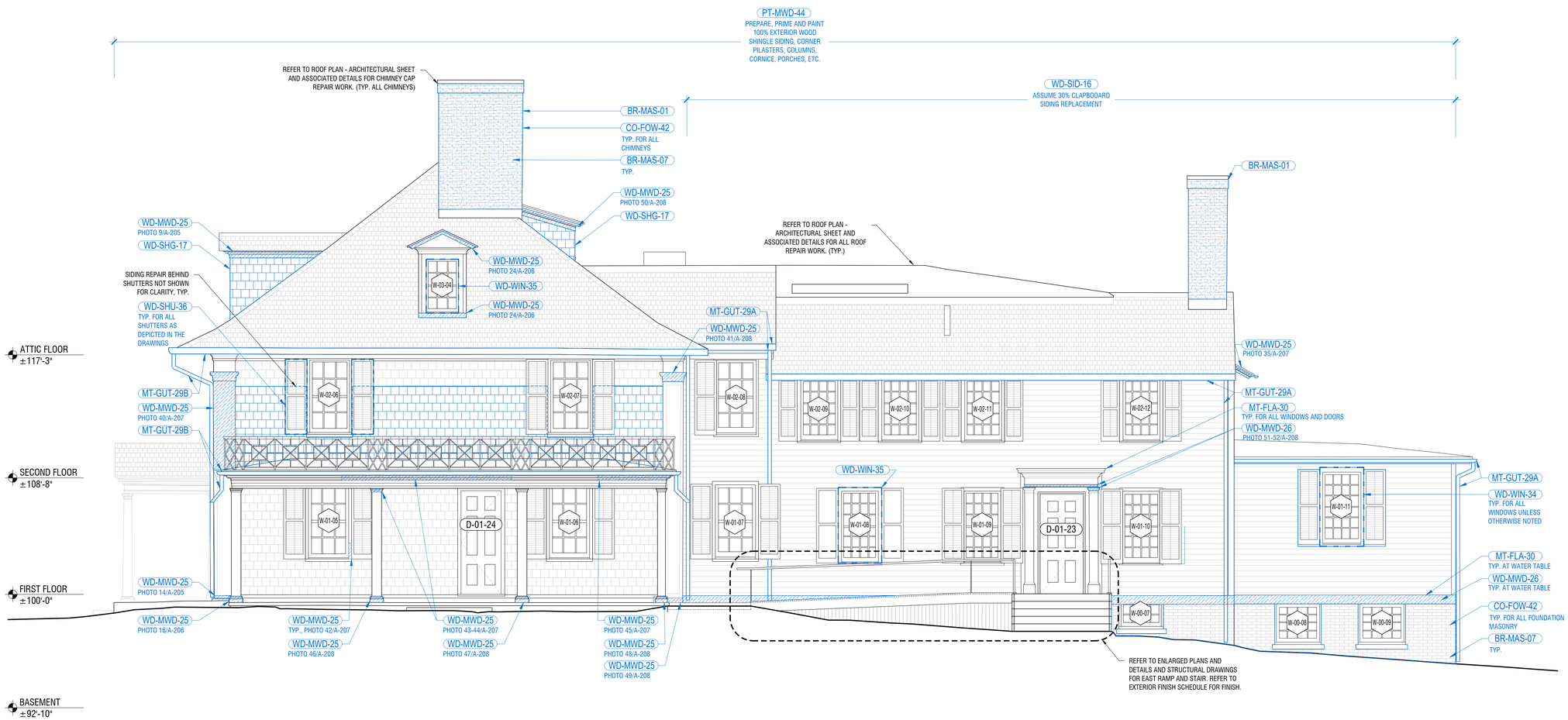
KEY NOTE	GRAPHIC	DESCRIPTION
MT-FLA-30		MISC. METAL COPPER FLASHING REPLACEMENT
MT-GUT-29A		GUTTER & DOWNSPOUT REMOVAL & INSTALLATION
MT-GUT-29B		GUTTER & DOWNSPOUT INSTALLATION
PT-MMT-43		MISC. METAL PAINTING
PT-MWD-44		MISC. WOOD PAINTING
WD-COL-22		WOOD COLUMN REPAIR

KEY NOTE	GRAPHIC	DESCRIPTION
WD-COL-23		WOOD COLUMN REPLACEMENT
WD-FAS-31		WOOD FASCIA REPLACEMENT
WD-MWD-25		MISCELLANEOUS WOOD REPAIRS
WD-MWD-26		MISCELLANEOUS WOOD ELEMENT REPLACEMENT
WD-SID-16		WOOD CLAPBOARD SIDING REPLACEMENT
WD-SID-18		WOOD TRIM REPAIR

KEY NOTE	GRAPHIC	DESCRIPTION
WD-SHG-17		WOOD SHINGLE SIDING REPLACEMENT
WD-WIN-34		WOOD WINDOW REPAIR
WD-WIN-34A		WOOD WINDOW SASH REPLACEMENT
WD-WIN-35		NEW WOOD WINDOW INSTALLATION
WD-SHU-36		WOOD SHUTTER REPLACEMENT

NOTES

1. REFER TO FACADE REPAIR/RESTORATION LEGEND ON SHEET T-002.
2. REFER TO FLOOR AND ROOF PLANS FOR ADDITIONAL INFORMATION.



1 EAST ELEVATION - ARCHITECTURAL
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

ARCHITECT

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DOB JOB #

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PROJECT

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EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

EAST ELEVATION - ARCHITECTURAL

SEAL & SIGNATURE

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PHOTO #1

WD-MWD-25

PHOTO #2

WD-MWD-25

PHOTO #3

WD-MWD-25

PHOTO #4

WD-MWD-25

PHOTO #5

WD-MWD-25, WD-MWD-26

PHOTO #6

WD-COL-22

PHOTO #7

WD-COL-22

PHOTO #8

WD-MWD-25

PHOTO #9

WD-MWD-25

PHOTO #10

WD-MWD-25

PHOTO #11

WD-MWD-25, WD-COL-22

PHOTO #12

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PHOTO #13

WD-MWD-25

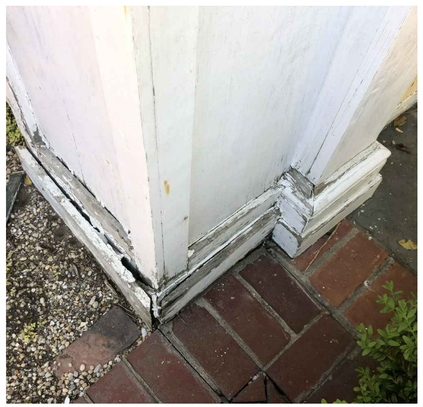

PHOTO #14

WD-MWD-25, WD-MWD-26

PHOTO #15

WD-MWD-25, WD-MWD-26

1 WOOD ELEMENT CONDITION PHOTOS

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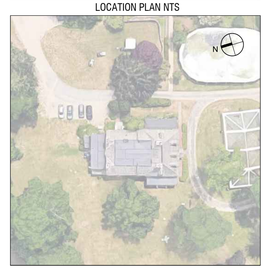

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DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

WOOD ELEMENT CONDITION PHOTOS

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WD-MWD-25

PHOTO #17

WD-MWD-25, WD-MWD-26

PHOTO #18

WD-MWD-25

PHOTO #19

WD-MWD-25

PHOTO #20

WD-MWD-26

PHOTO #21

WD-MWD-26

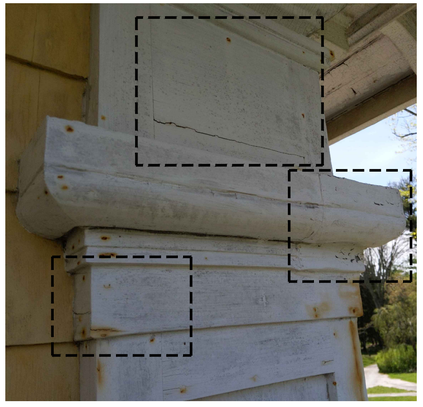

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PHOTO #23

WD-MWD-25

PHOTO #24

WD-MWD-25

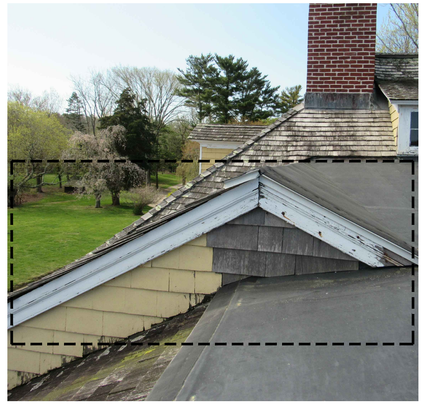

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PHOTO #26

WD-MWD-25

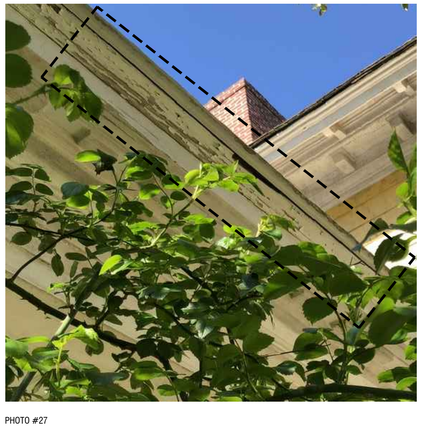

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PHOTO #28

WD-MWD-25

PHOTO #29

WD-MWD-25

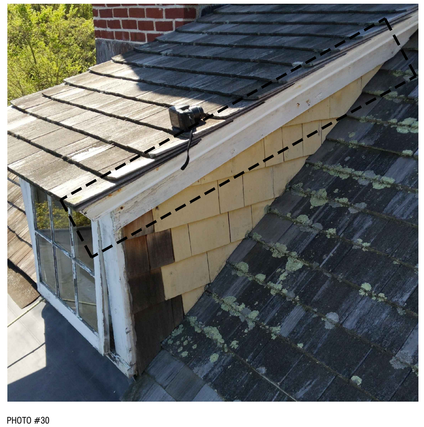

PHOTO #30

WD-MWD-25

1 WOOD ELEMENT CONDITION PHOTOS

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DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

WOOD ELEMENT CONDITION PHOTOS

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

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WD-MWD-25

PHOTO #32

WD-MWD-25

PHOTO #33

WD-MWD-25

PHOTO #34

WD-MWD-25

PHOTO #35

WD-MWD-25

PHOTO #36

WD-MWD-25

PHOTO #37

WD-MWD-25

PHOTO #38

WD-MWD-25, WD-MWD-26

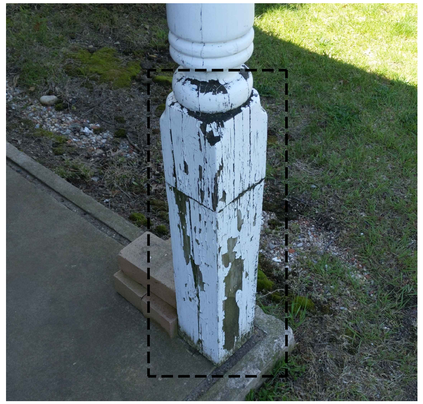

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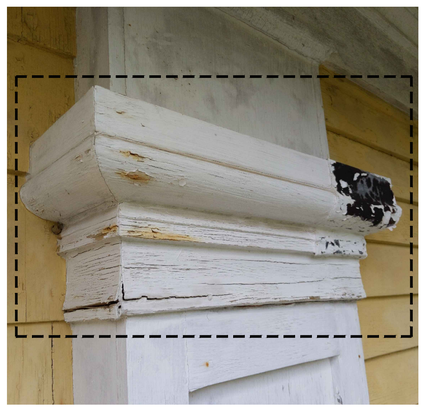
PHOTO #40

WD-MWD-25



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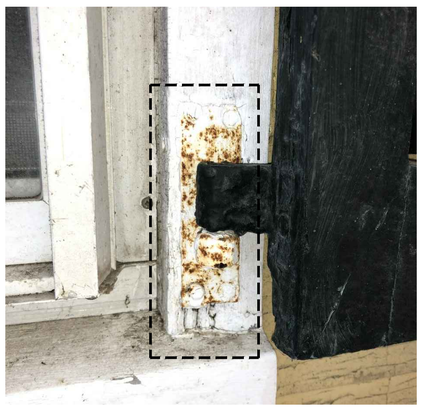

PHOTO #42

WD-MWD-25

PHOTO #43

WD-MWD-25

PHOTO #44

WD-MWD-25

PHOTO #45

WD-MWD-25

1 WOOD ELEMENT CONDITION PHOTOS

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WD-MWD-25

PHOTO #47

WD-MWD-25

PHOTO #48

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PHOTO #49

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WD-MWD-25

PHOTO #51

WD-MWD-25

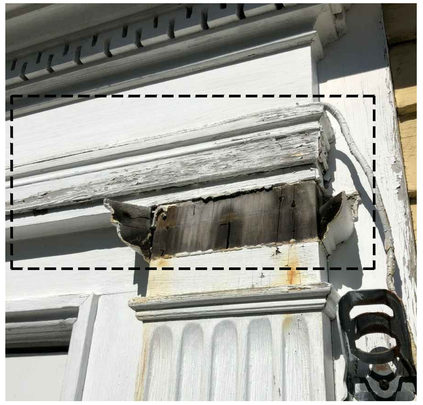

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PHOTO #53

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PHOTO #54

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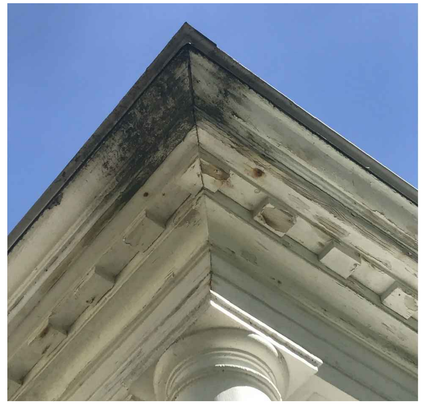

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PHOTO #56

WD-COL-22

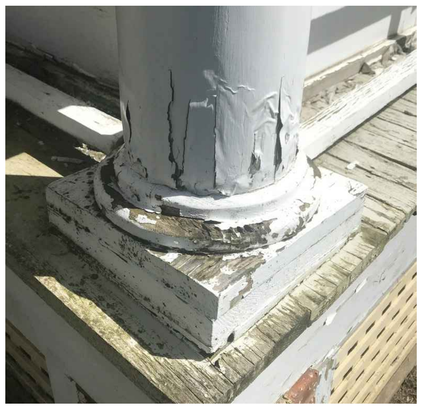

PHOTO #57

WD-COL-23

PHOTO #58

PHOTO #59

PHOTO #60

1 WOOD ELEMENT CONDITION PHOTOS

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2	SD COST ESTIMATING - ELLANA	12.12.2023
1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

WOOD ELEMENT CONDITION PHOTOS

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
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DWG No:	A-208.00
DWG COUNT:	37 OF ##

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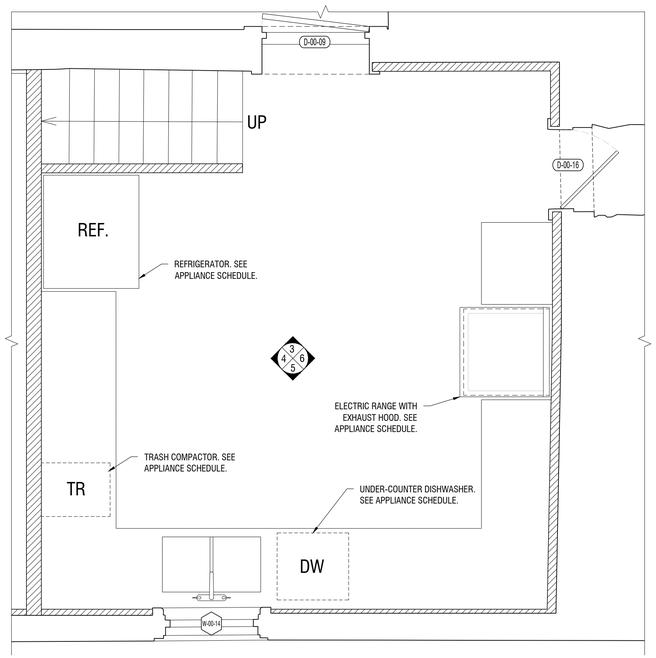

1 ROOM B04 - ENLARGED FLOOR PLAN
SCALE: 1/2" = 1'-0"

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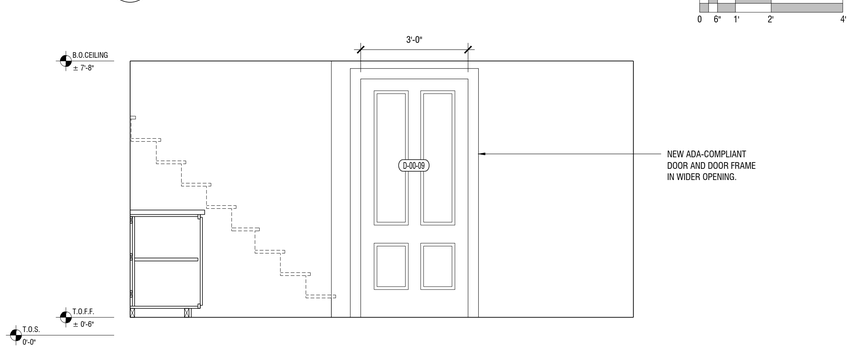

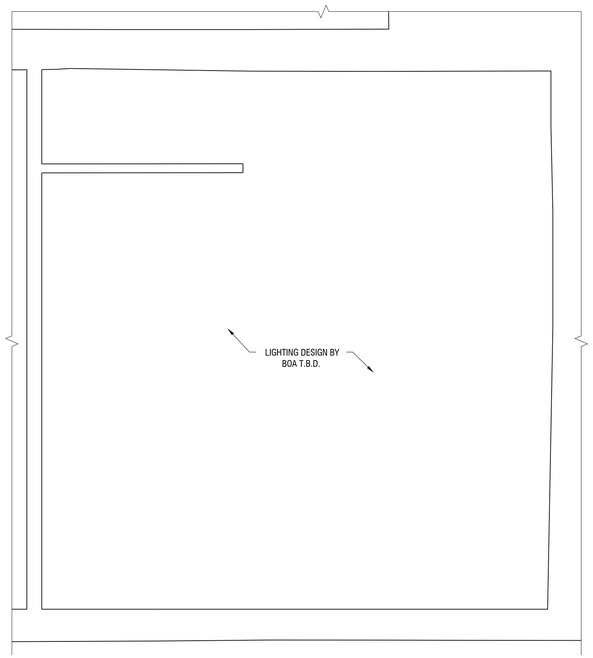

2 ROOM B04 - REFLECTED CEILING PLAN
SCALE: 1/2" = 1'-0"

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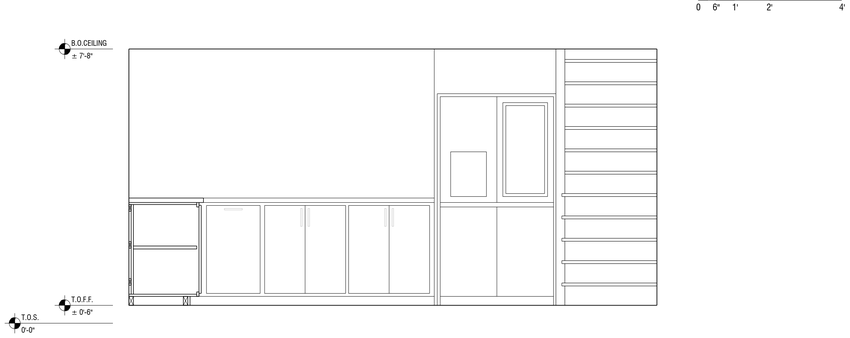

3 ROOM B04 - EAST INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

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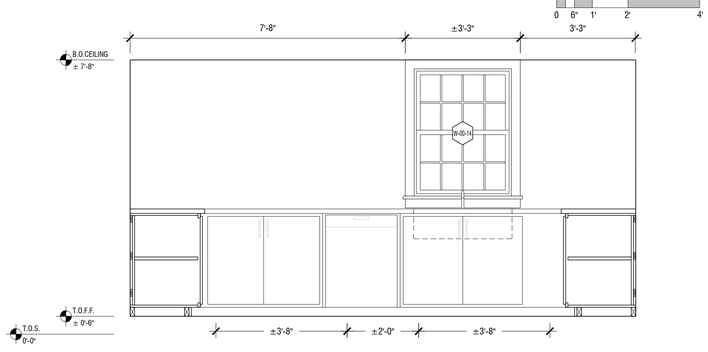
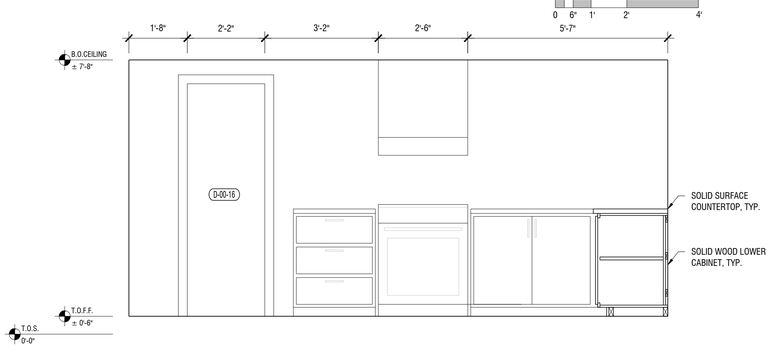


4 ROOM B04 - NORTH INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

0 6" 1' 2' 4'



5 ROOM B04 - WEST INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

0 6" 1' 2' 4'

6 ROOM B04 - SOUTH INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

0 6" 1' 2' 4'

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CLIENT / OWNER

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MAILING ADDRESS:
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LOCATION PLAN NTS

NO.	SUBMISSIONS/ REVISIONS	DATE
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DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOM B04

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
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DWG No:	A-401.00
DWG COUNT:	38 OF ##

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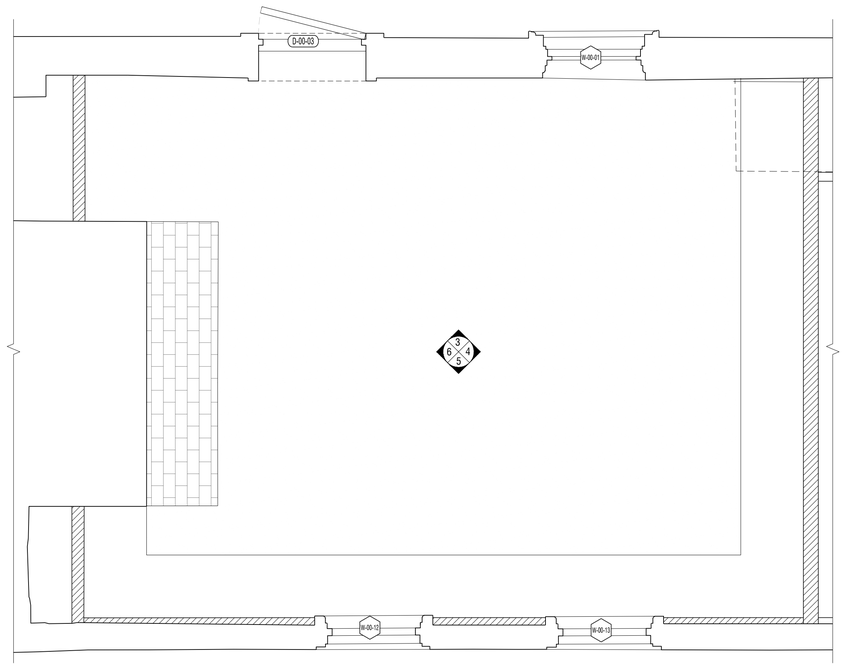

1 ROOM B05 - ENLARGED FLOOR PLAN

SCALE: 1/2" = 1'-0"

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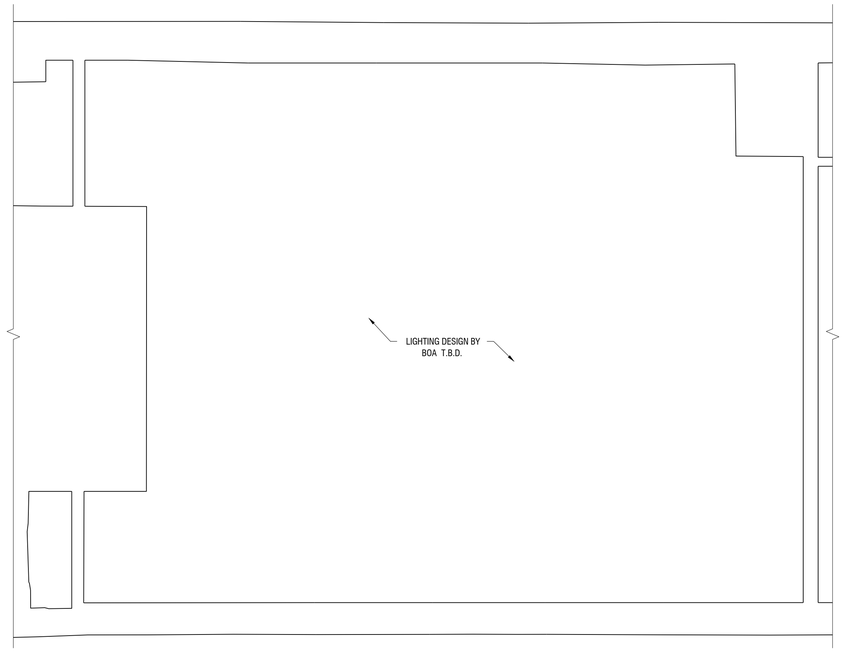

2 ROOM B05 - REFLECTED CEILING PLAN

SCALE: 1/2" = 1'-0"

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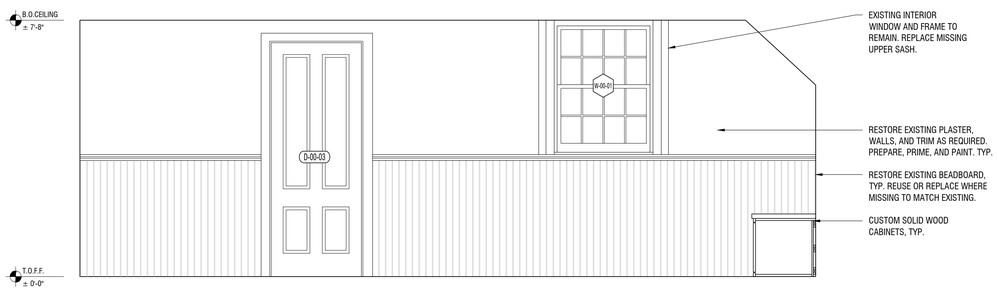
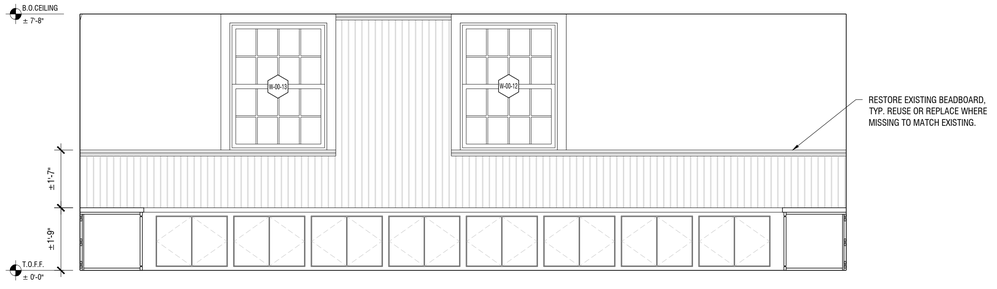


3 ROOM B05 - EAST INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

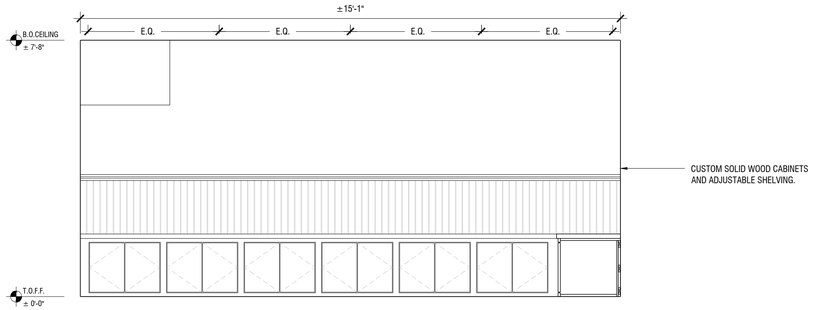
0 6" 1' 2' 4'



5 ROOM B05 - WEST INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

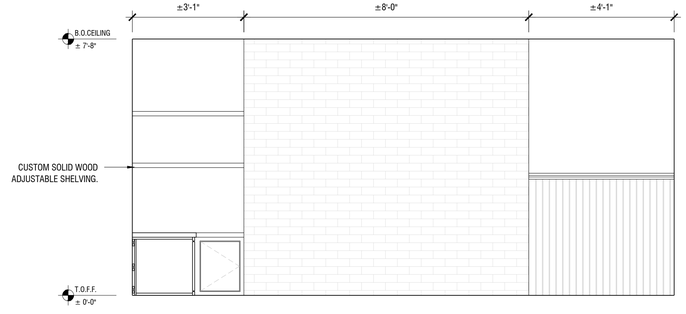
0 6" 1' 2' 4'



4 ROOM B05 - SOUTH INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

0 6" 1' 2' 4'



6 ROOM B05 - NORTH INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

0 6" 1' 2' 4'

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LOCATION PLAN NTS

NO.	SUBMISSIONS/ REVISIONS	DATE
7	NYSCA SUBMISSION	11.21.2024
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1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOM B05

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
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DWG No:	A-402.00
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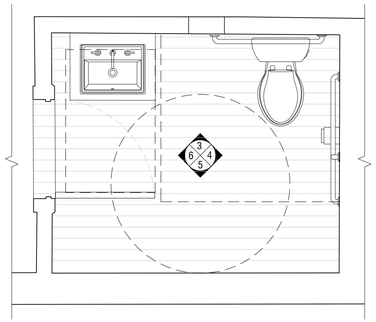
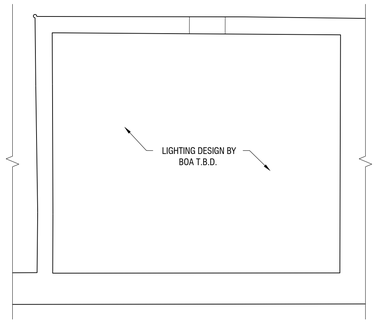


1 ROOM B06 - ENLARGED FLOOR PLAN
SCALE: 1/2" = 1'-0"



2 ROOM B06 - REFLECTED CEILING PLAN
SCALE: 1/2" = 1'-0"

3 ROOM B06 - EAST INTERIOR ELEVATION (IN PROGRESS)
SCALE: 1/2" = 1'-0"

4 ROOM B06 - SOUTH INTERIOR ELEVATION (IN PROGRESS)
SCALE: 1/2" = 1'-0"

5 ROOM B06 - WEST INTERIOR ELEVATION (IN PROGRESS)
SCALE: 1/2" = 1'-0"

6 ROOM B06 - NORTH INTERIOR ELEVATION (IN PROGRESS)
SCALE: 1/2" = 1'-0"

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PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOM B06

SEAL & SIGNATURE

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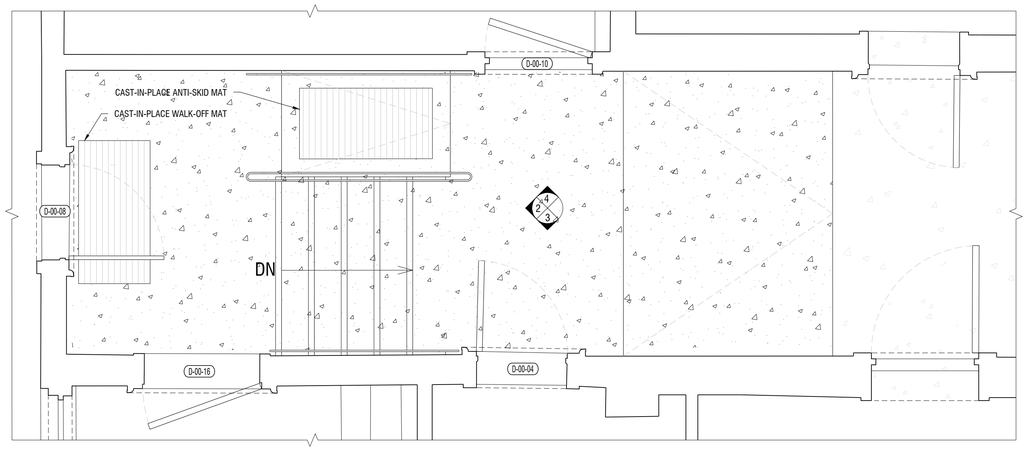

1 ROOM B09 NORTH ENTRY - ENLARGED FLOOR PLAN

SCALE: 1/2" = 1'-0"

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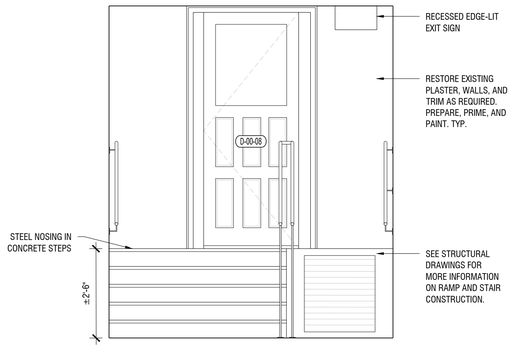

2 ROOM B09 NORTH ENTRY - SOUTH INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

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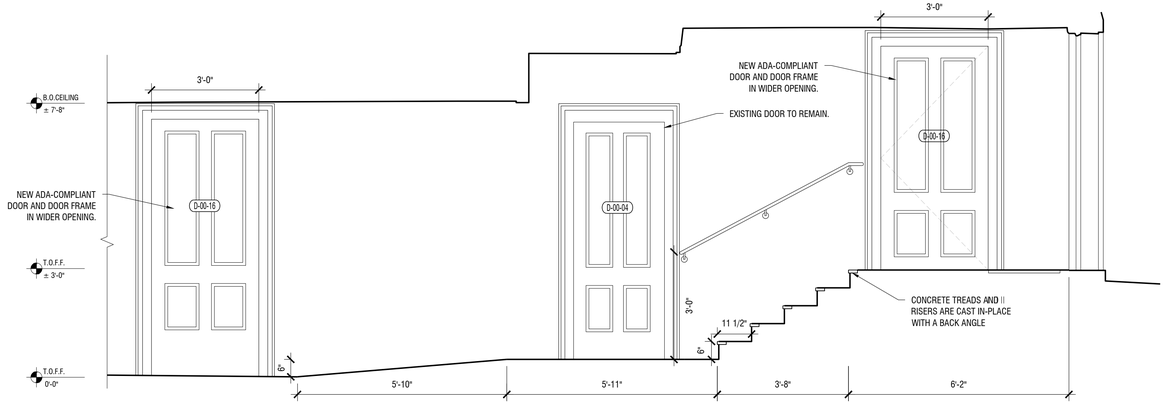
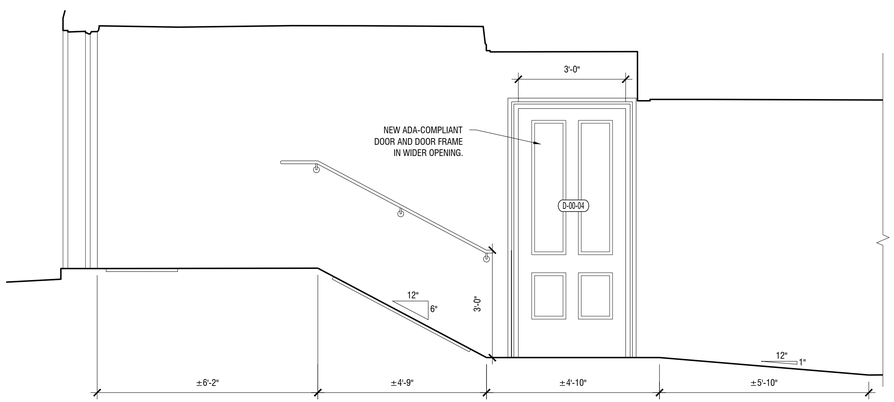


3 ROOM B09 NORTH ENTRY - WEST INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

0 6" 1' 2' 4'



4 ROOM B09 NORTH ENTRY - EAST INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

0 6" 1' 2' 4'

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DOB JOB #

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DRAFT 08/13/2025
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PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOM B09 NORTH ENTRY

SEAL & SIGNATURE

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DWG No:	A-404.00
DWG COUNT:	41 OF ##

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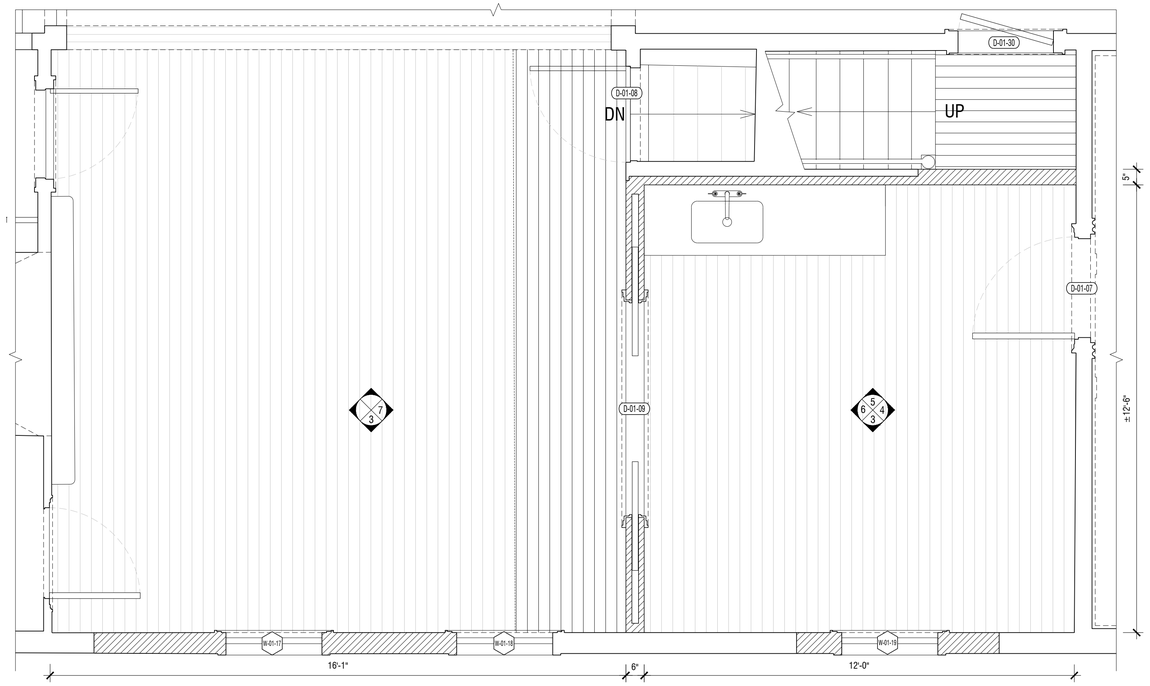
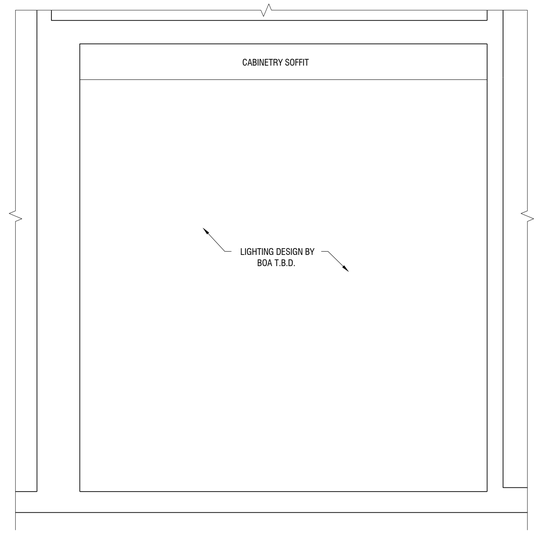
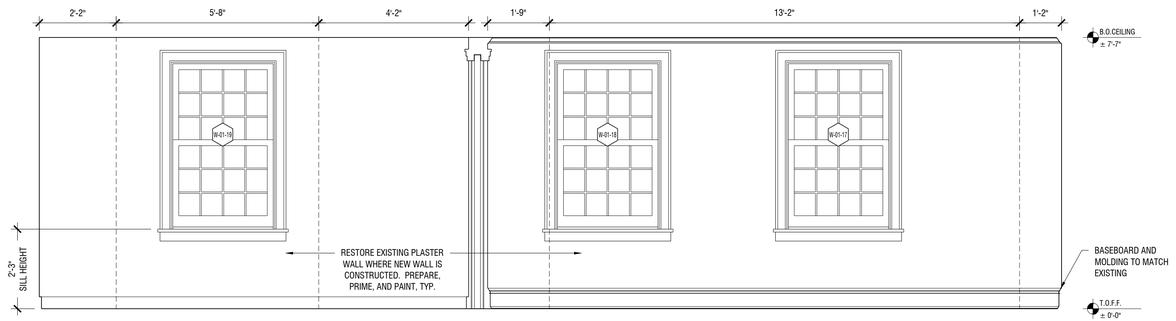




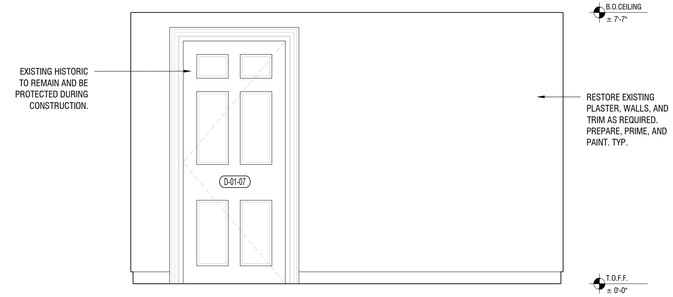
1 ROOM 106 - PLAN

SCALE: 1/2" = 1'-0"



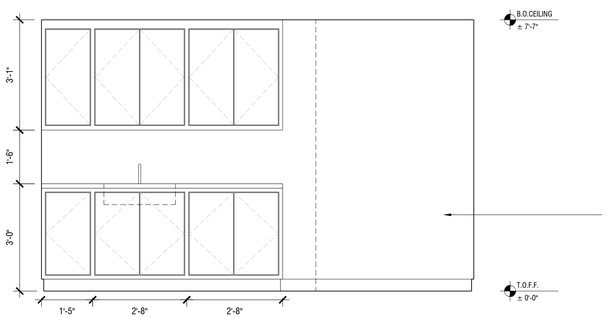
2 ROOM 106 - REFLECTED CEILING PLAN

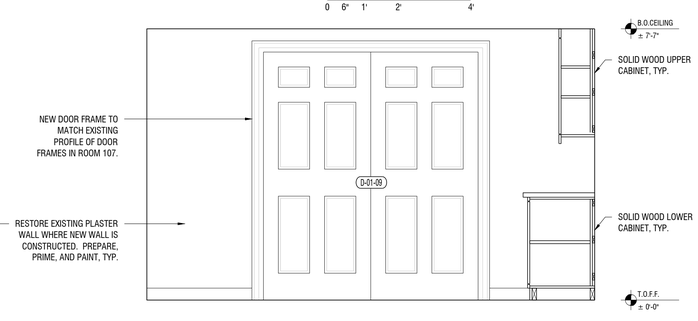
SCALE: 1/2" = 1'-0"



3 ROOM 106 AND ROOM 107 - WEST INTERIOR ELEVATION

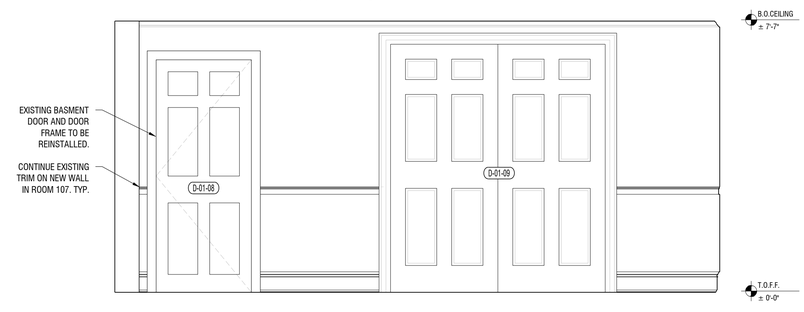
SCALE: 1/2" = 1'-0"





4 ROOM 106 - SOUTH INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"



5 ROOM 106 - EAST INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

6 ROOM 106 - NORTH INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

7 ROOM 107 - SOUTH INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

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DOB JOB #

DOB STICKER

DRAFT 08/13/2025
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PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOMS 106 & 107

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
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DWG No:	A-405.00
DWG COUNT:	42 OF ##

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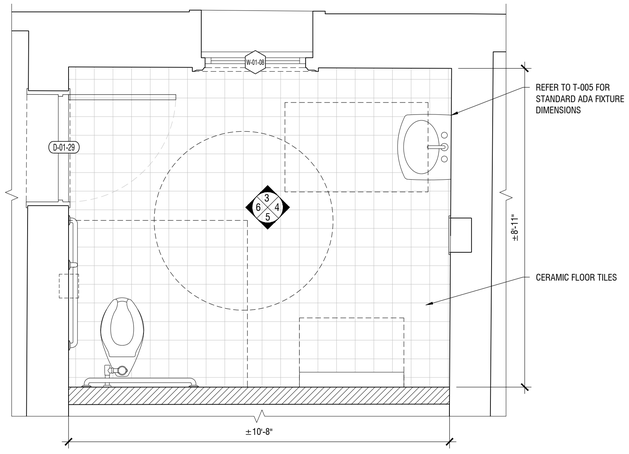
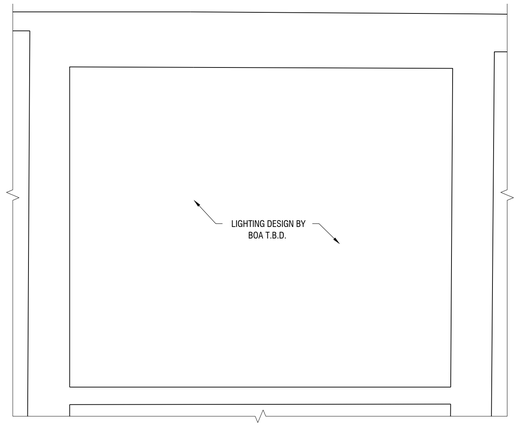


1 ROOM 112 - ENLARGED FLOOR PLAN

SCALE: 1/2" = 1'-0"

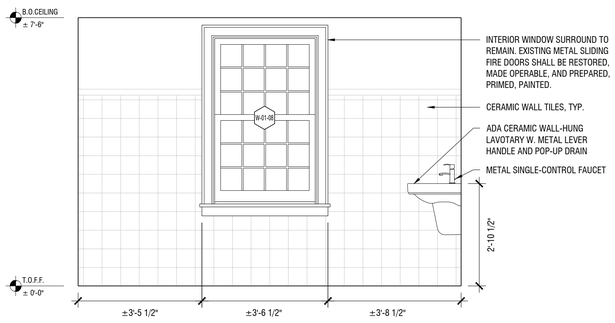
0 6" 1' 2' 4'



2 ROOM 112 - REFLECTED CEILING PLAN

SCALE: 1/2" = 1'-0"

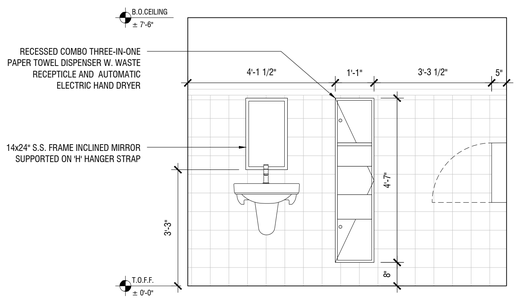
0 6" 1' 2' 4'



3 ROOM 112 - EAST INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

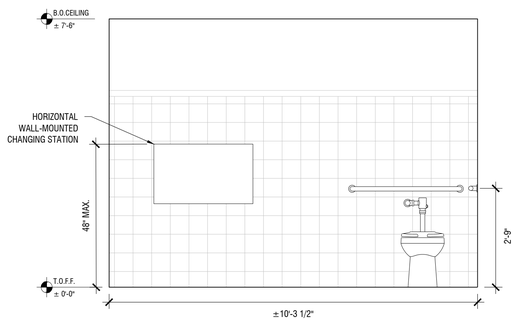
0 6" 1' 2' 4'



4 ROOM 112 - SOUTH INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

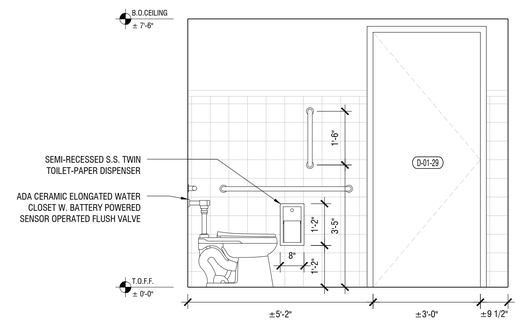
0 6" 1' 2' 4'



5 ROOM 112 - WEST INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

0 6" 1' 2' 4'



6 ROOM 112 - NORTH INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

0 6" 1' 2' 4'

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1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOM 112

SEAL & SIGNATURE

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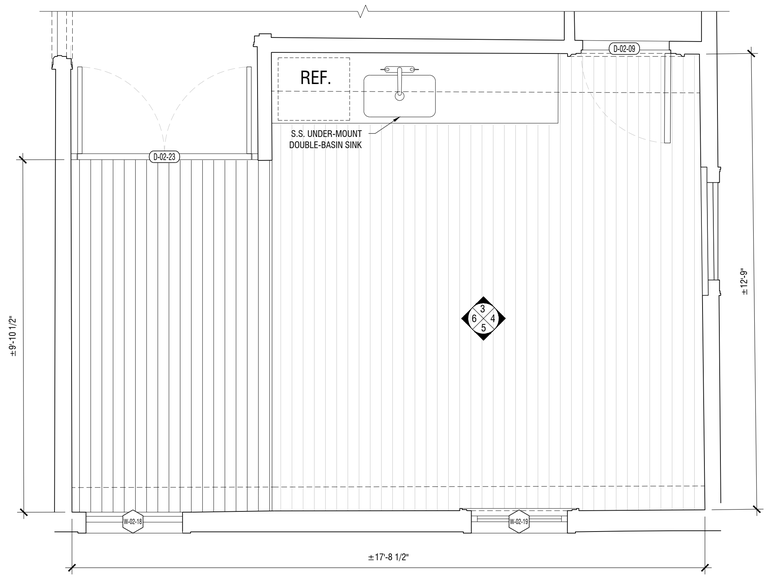
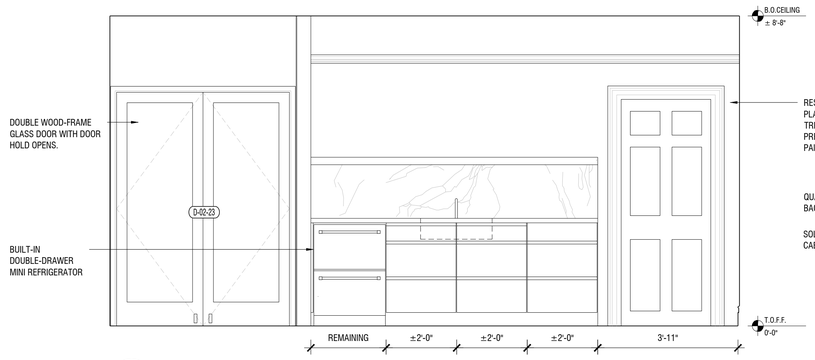


1 ROOM 205 - ENLARGED FLOOR PLAN

SCALE: 1/2" = 1'-0"

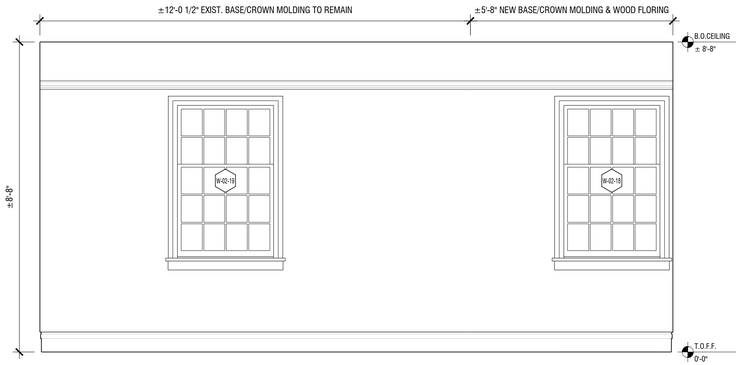
0 6" 1' 2' 4'



3 ROOM 205 - EAST INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

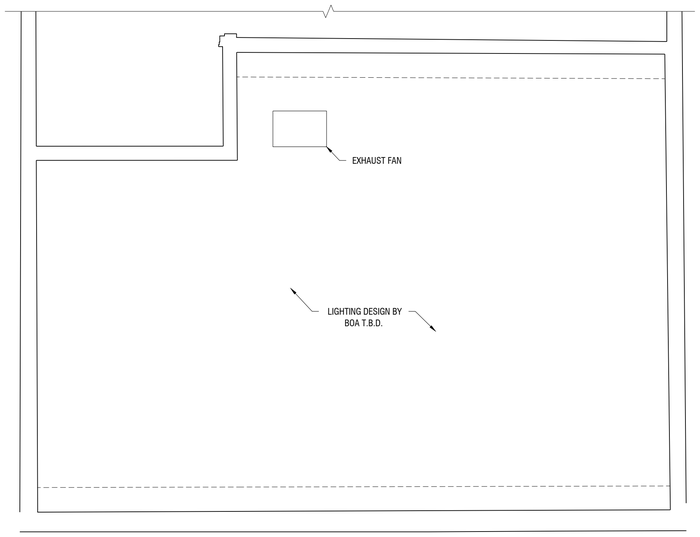
0 6" 1' 2' 4'



5 ROOM 205 - WEST INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

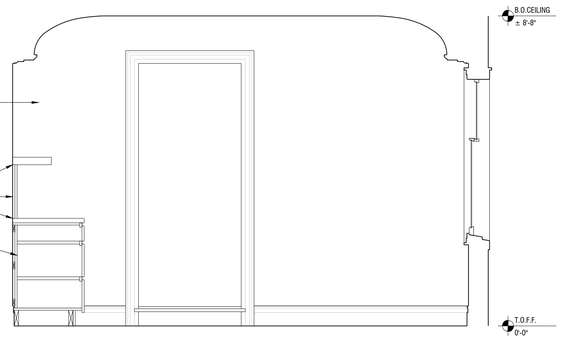
0 6" 1' 2' 4'



2 ROOM 205 - REFLECTED CEILING PLAN

SCALE: 1/2" = 1'-0"

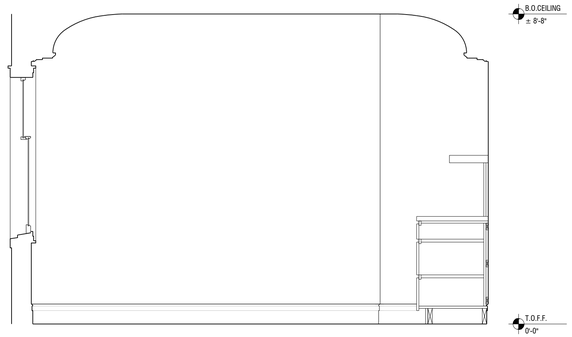
0 6" 1' 2' 4'



4 ROOM 205 - SOUTH INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

0 6" 1' 2' 4'



6 ROOM 205 - NORTH INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

0 6" 1' 2' 4'

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DOB JOB #

DOB STICKER

DRAFT 08/13/2025
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PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOM 205

SEAL & SIGNATURE

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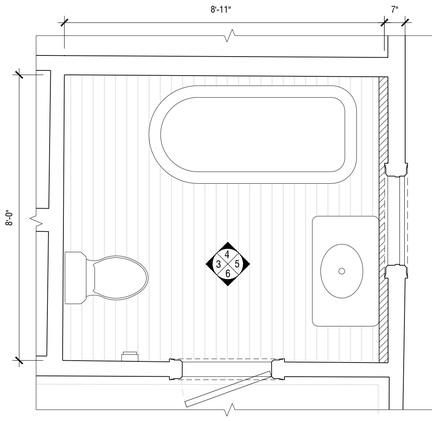
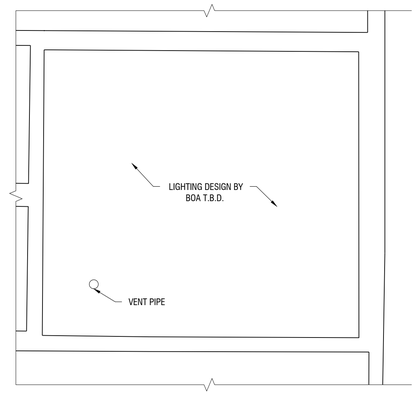


1 ROOM 206B - ENLARGED FLOOR PLAN
SCALE: 1/2" = 1'-0"



2 ROOM 206B - REFLECTED CEILING PLAN
SCALE: 1/2" = 1'-0"

NOTES:

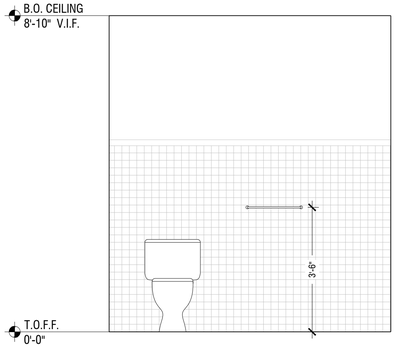
EXISTING FIXTURES SHOULD BE REUSED WHERE POSSIBLE.

REF. FINISH PLANS FOR FINISHES.

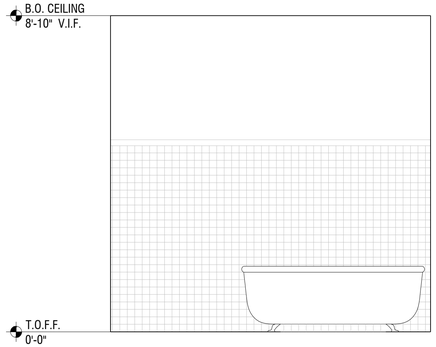
REF. FLOOR PLANS FOR LAYOUT DIMENSIONS. DIMENSIONS ARE TO FACE OF EXISTING WALL UNLESS NOTED OTHERWISE.

REF. ADA COMPLIANCE NOTES, T-003.00 FOR CLEARANCES AND MOUNTING HEIGHTS.

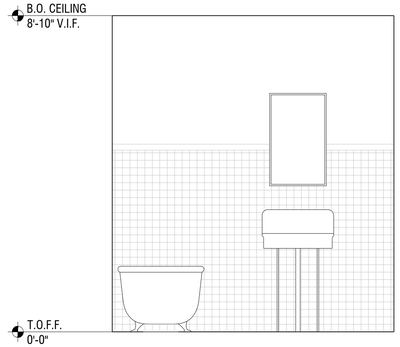
REF. EQUIPMENT SCHEDULE FOR FIXTURES AND ACCESSORIES.



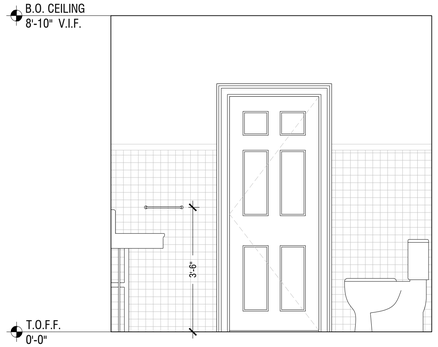
3 ROOM 206B - EAST INTERIOR ELEVATION (IN PROGRESS)
SCALE: 1/2" = 1'-0"



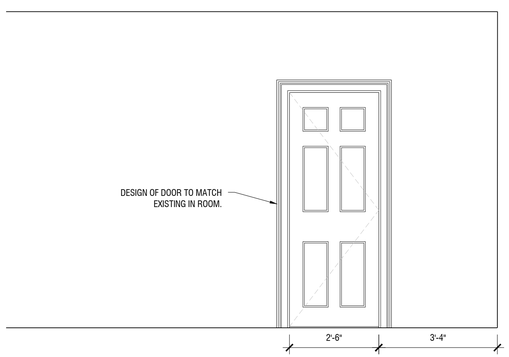
4 ROOM 206B - SOUTH INTERIOR ELEVATION (IN PROGRESS)
SCALE: 1/2" = 1'-0"



5 ROOM 206B - WEST INTERIOR ELEVATION (IN PROGRESS)
SCALE: 1/2" = 1'-0"



6 ROOM 206B - NORTH INTERIOR ELEVATION (IN PROGRESS)
SCALE: 1/2" = 1'-0"



7 ROOM 206 - INTERIOR EAST ELEVATION
SCALE: 1/2" = 1'-0"

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PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

LARGE-SCALE PLAN & INTERIOR ELEVATIONS - ROOM 206B

SEAL & SIGNATURE

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DWG No:	A-408.00
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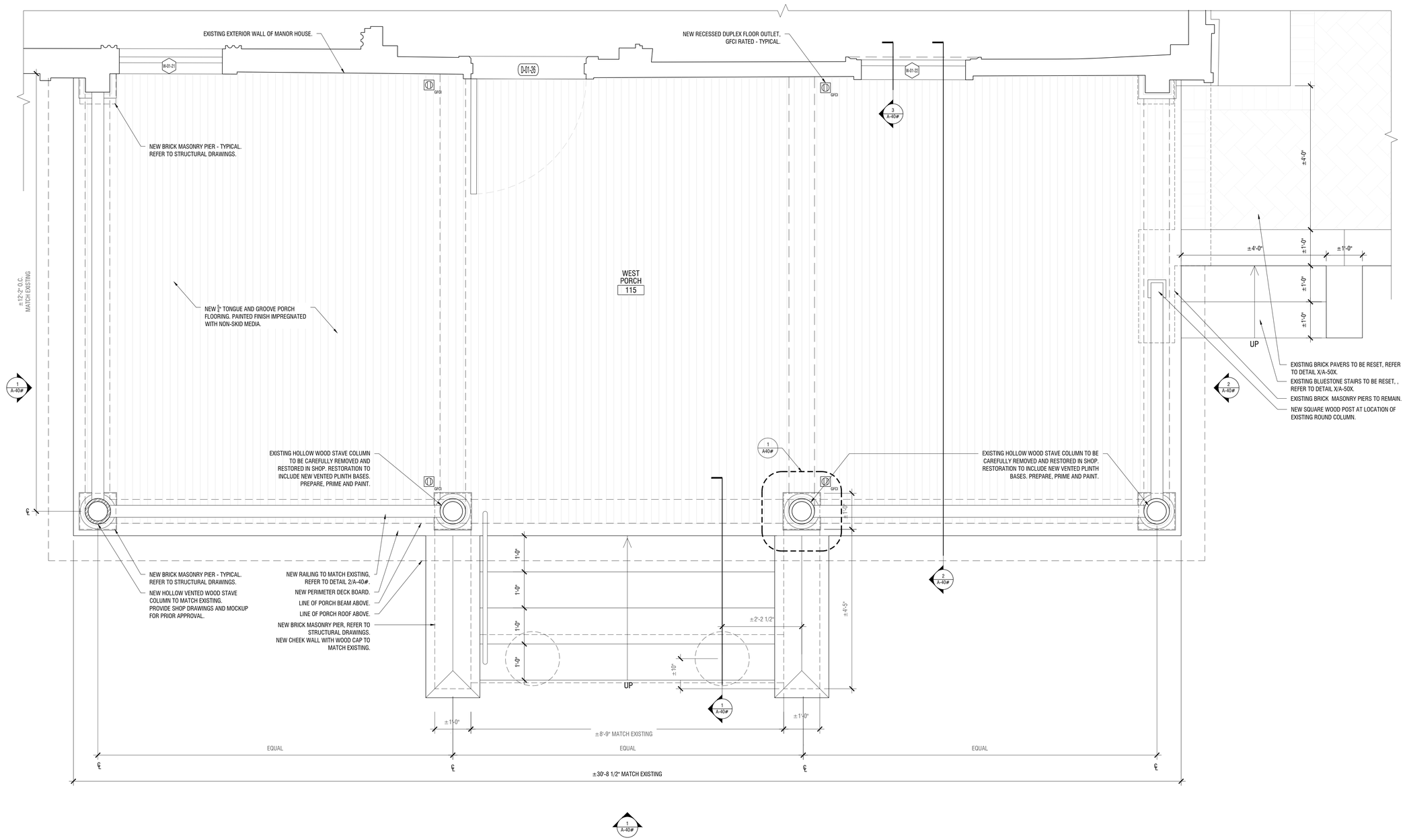

NOTES:

1. REFER TO STRUCTURAL PLANS FOR SHORING AND BRACING OF EXISTING PORCH ROOF AND FOR CONCRETE WORK, MASONRY PIERS, FOOTINGS, GRADE BEAM, FRAMING AND ALL CONNECTIONS (JOIST HANGERS, ANCHORS, ETC.).
2. COORDINATE ALL GROUND DISTURBANCE WITH OWNER'S ARCHEOLOGISTS.
3. ALL NEW/EXISTING WOOD TO BE PREPARED, PRIMED AND PAINTED.

1 WEST PORCH ENLARGED PLAN

SCALE: 3/4" = 1'-0"

N

0 4" 8" 16" 32"

ARCHITECT

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JABLONKSI BUILDING CONSERVATION, INC.
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(ENVIRONMENTAL TESTING)
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CLIENT / OWNER

SYLVESTER MANOR

MAILING ADDRESS:
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SHELTER ISLAND, NY 11964

LOCATION PLAN NTS

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7	NYSCA SUBMISSION	11.21.2024
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2	SD COST ESTIMATING - ELLANA	12.12.2023
1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

WEST PORCH ENLARGED PLAN

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

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APS PROJECT No:	23-037
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DWG No:	A-409.00
DWG COUNT:	46 OF ##

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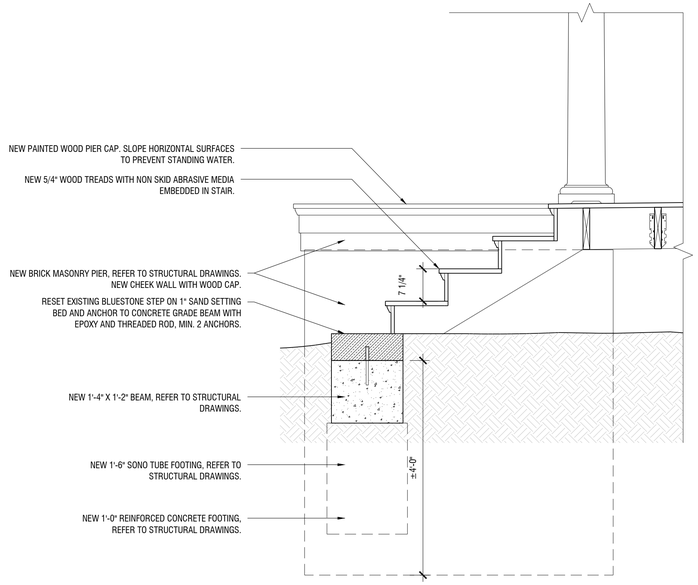
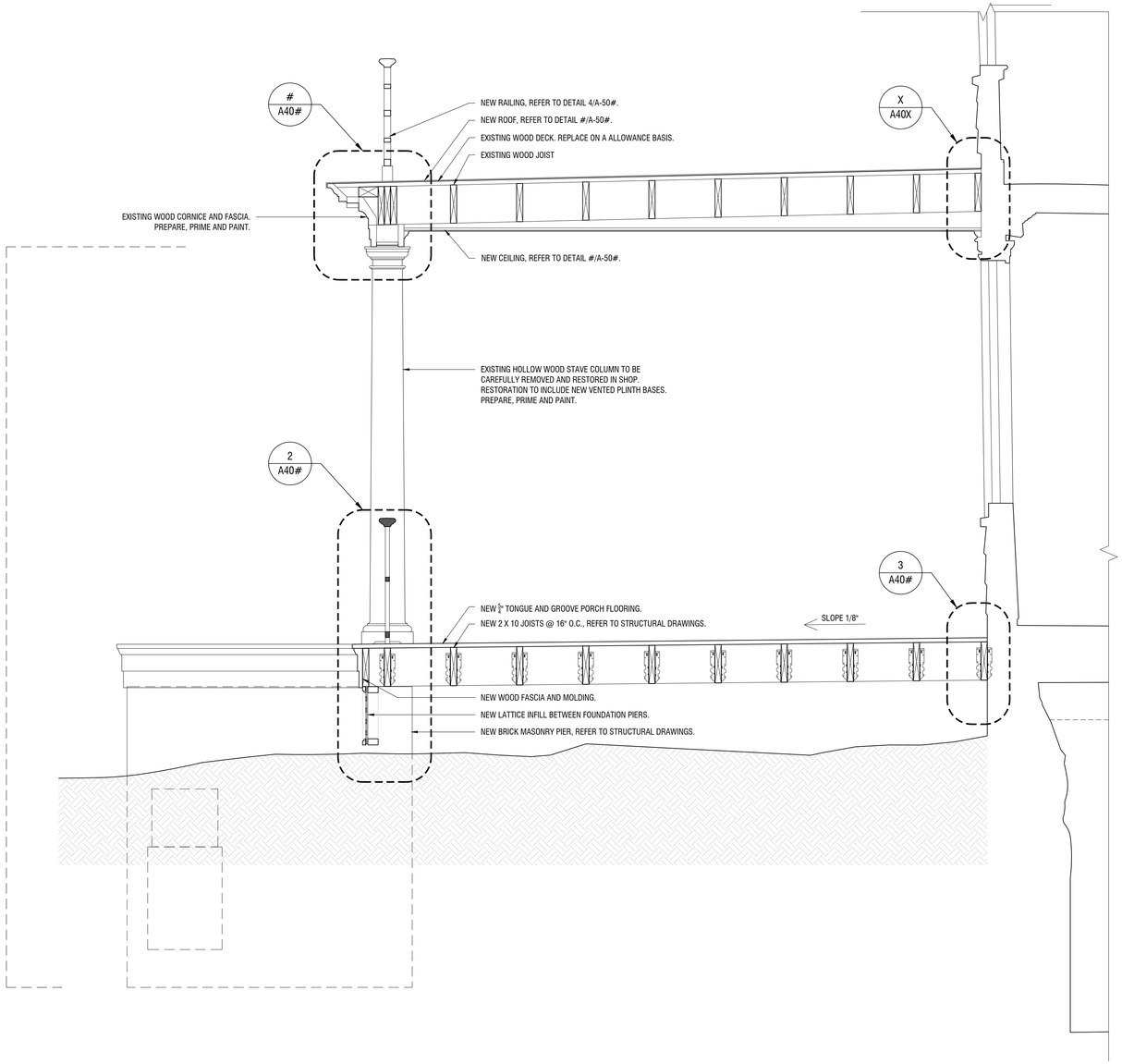


1 WEST PORCH STAIR SECTION

SCALE: 3/4" = 1'-0"

0 4" 8" 16" 32"



2 WEST PORCH SECTION

SCALE: 3/4" = 1'-0"

0 4" 8" 16" 32"

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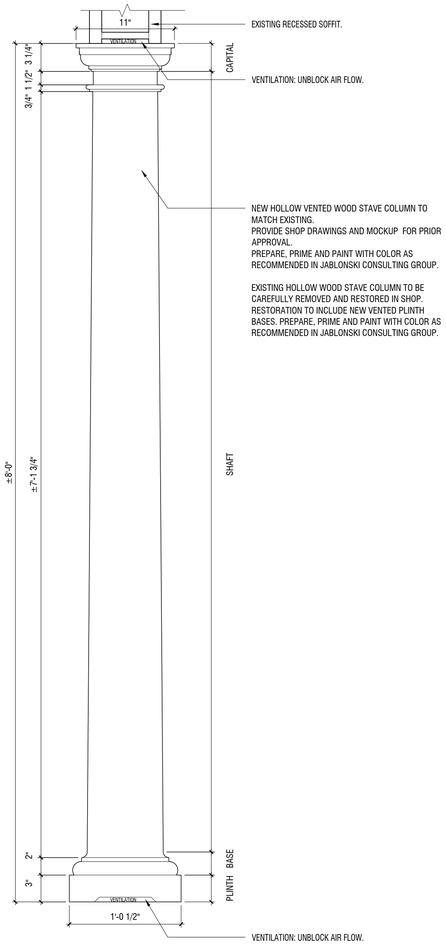
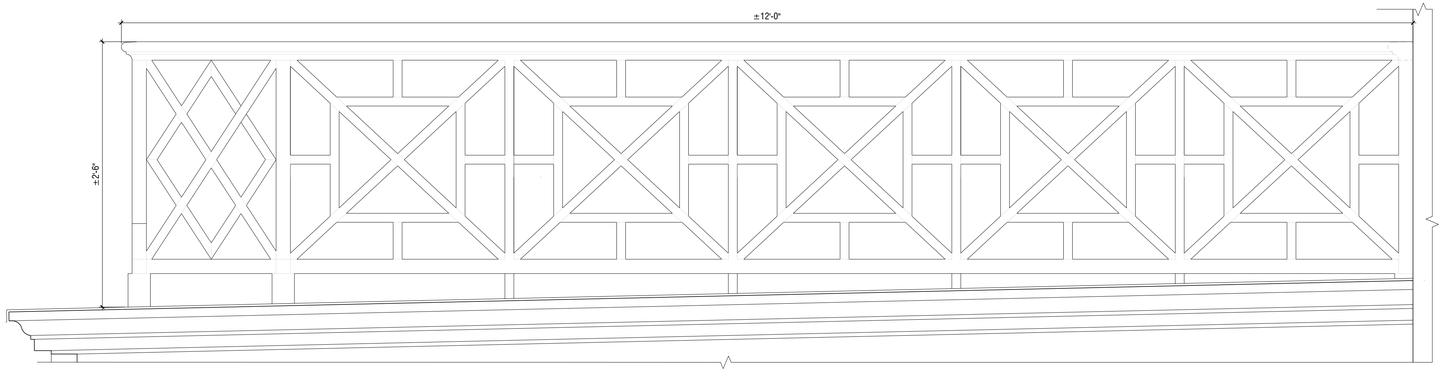


1 TYPICAL PORCH COLUMN
SCALE: 1-1/2" = 1'-0"

0 2" 4" 8" 16"



4 NEW PORCH ROOF BALUSTRADE - TYPICAL SOUTH ELEVATION
SCALE: 1-1/2" = 1'-0"

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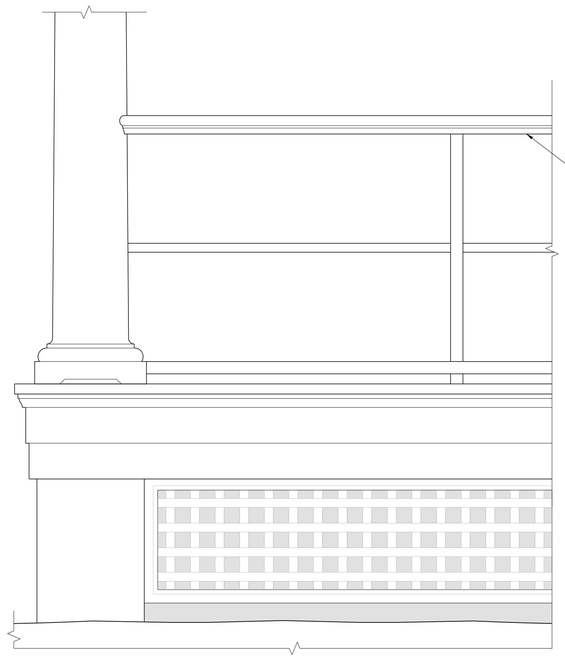

2 NEW PORCH RAILING & FASCIA
SCALE: 1-1/2" = 1'-0"

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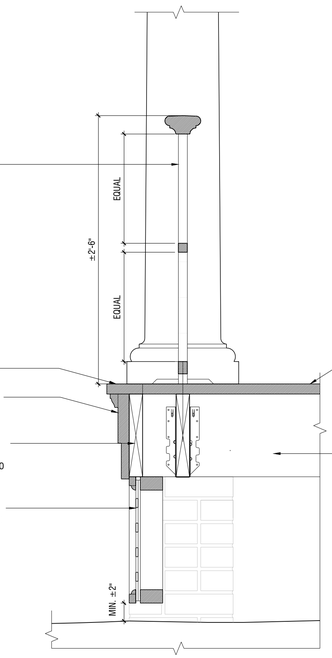

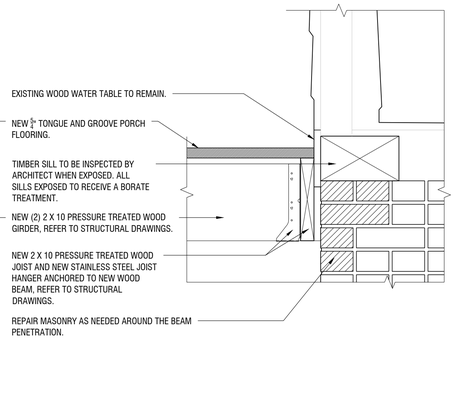

3 NEW WOOD BEAM TO FOUNDATION CONNECTION
SCALE: 1-1/2" = 1'-0"

0 2" 4" 8" 16"

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INTERIOR REUSE

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DRAWING NAME

WEST PORCH DETAILS

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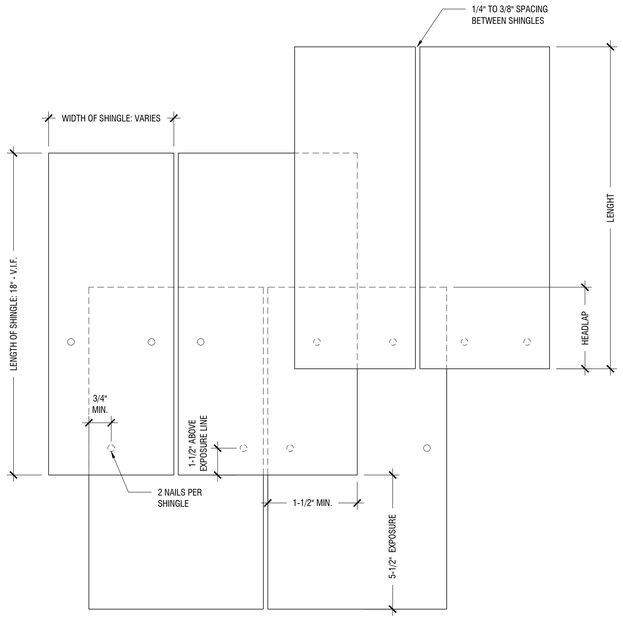
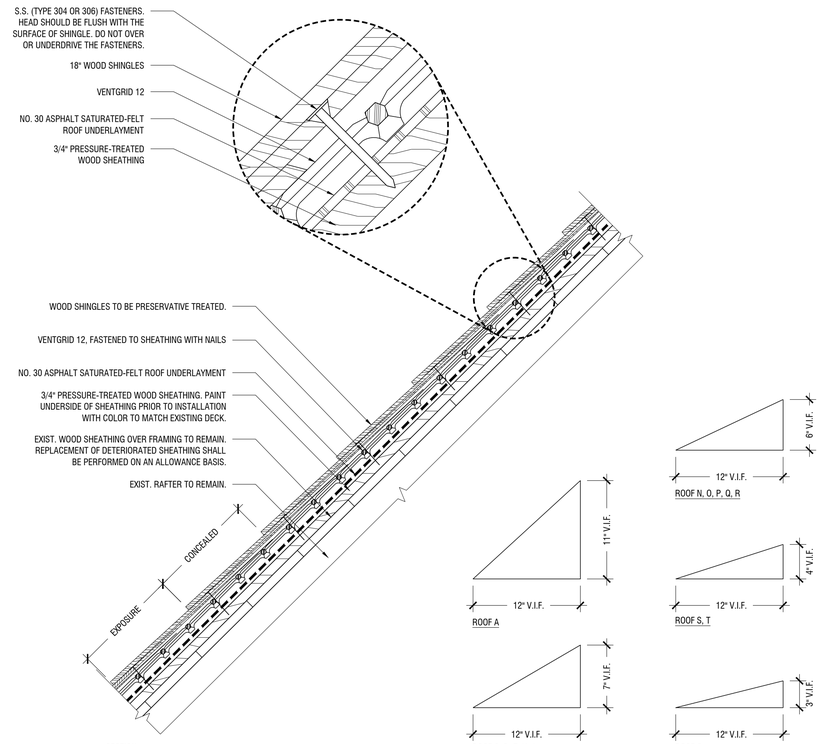


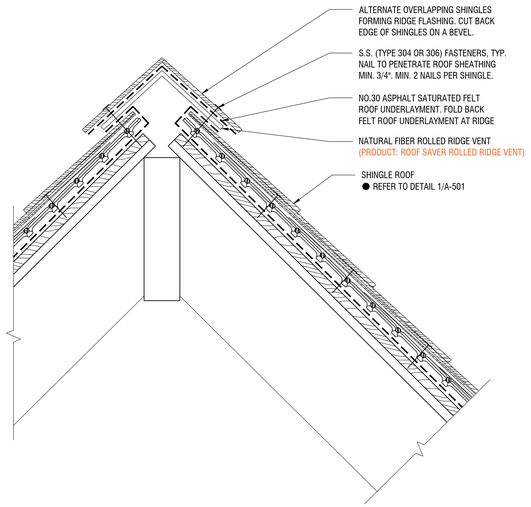


1 TYPICAL SHINGLE ROOF

SCALE: 3" = 1'-0"

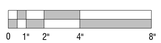
NOTES:

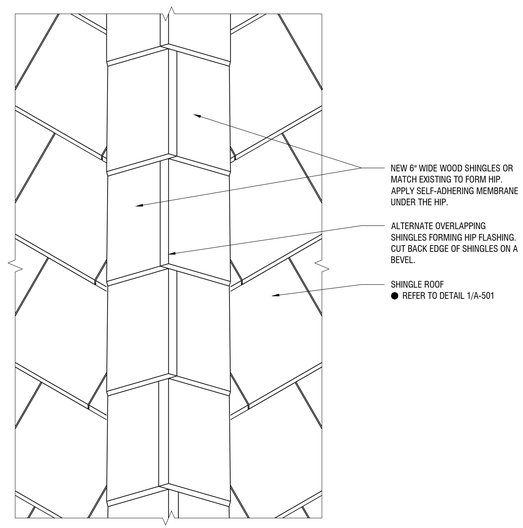
1. WIDTH OF L.C.C. FLASHING SHOULD NOT BE LESS THAN 12" WIDE FOR ROOF SLOPES ABOVE 7:12 AND 18" WIDE FOR ROOF SLOPES 4:12 TO 7:12.
2. MINIMUM 4" OPENING AT TOP OF VALLEY BETWEEN SHINGLES, INCREASING AT 1/8" PER 1'.



2 SHINGLE ROOF-RIDGE

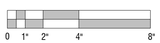
SCALE: 3" = 1'-0"

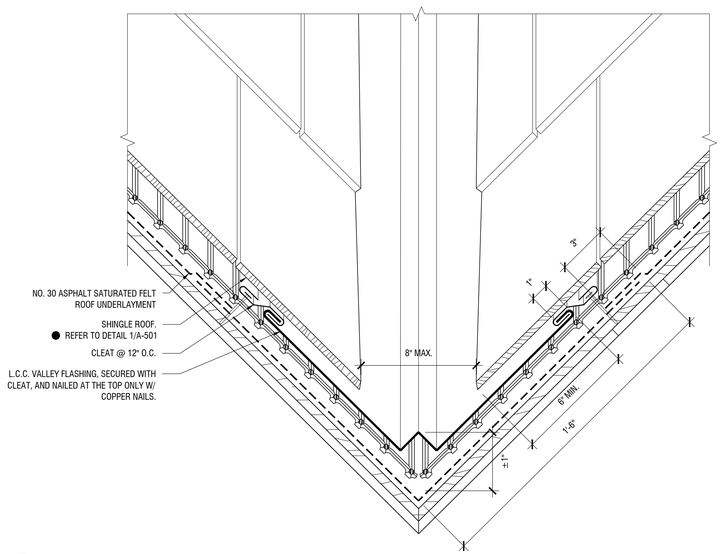




3 SHINGLE ROOF-HIP

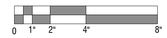
SCALE: 3" = 1'-0"





4 SHINGLE ROOF OPEN VALLEY

SCALE: 3" = 1'-0"



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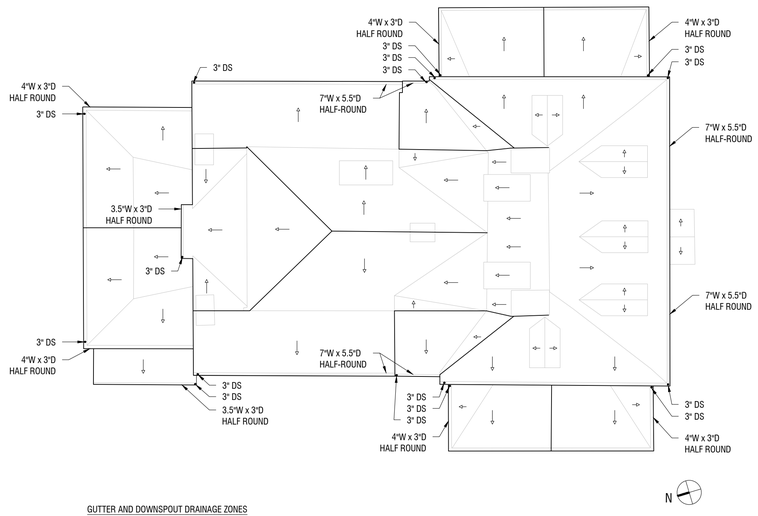
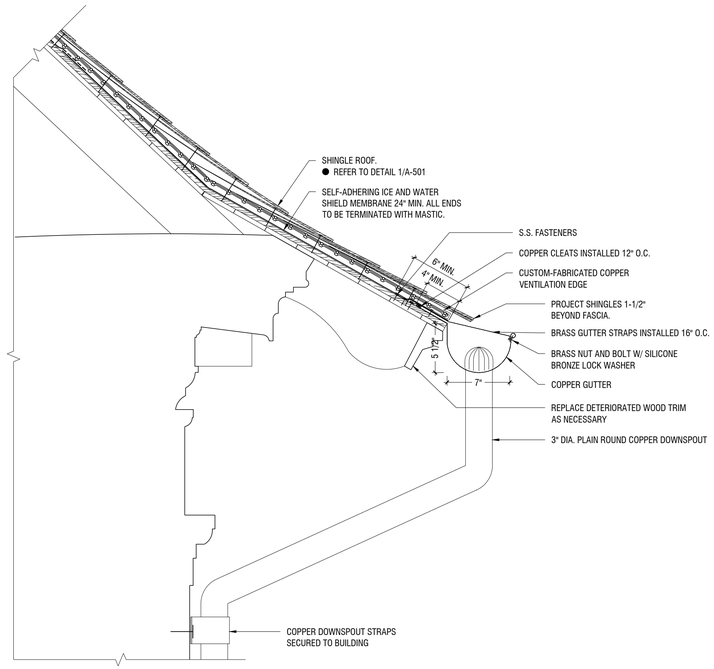


GUTTER AND DOWNSPOUT DRAINAGE ZONES



1 SHINGLE ROOF EAVE AND GUTTER

SCALE: 1-1/2" = 1'-0"

0 2" 4" 8" 16"

2 LEAD-COATED COPPER ROOF EAVE AND GUTTER

SCALE: 1-1/2" = 1'-0"

0 2" 4" 8" 16"

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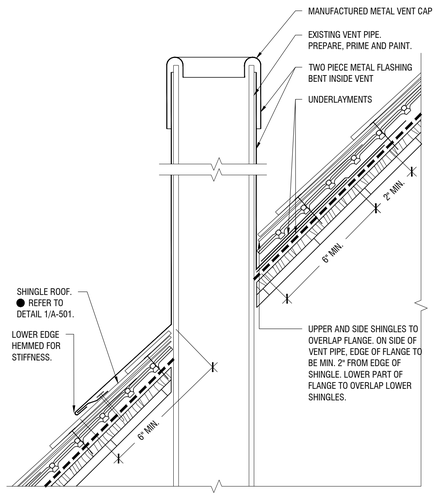
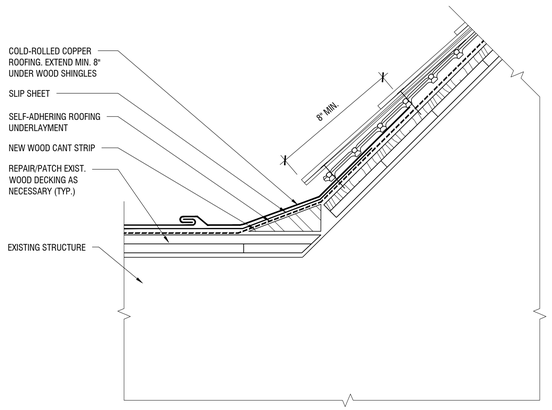


1 SHINGLE ROOF - VENT PIPE FLASHING

SCALE: 3" = 1'-0"

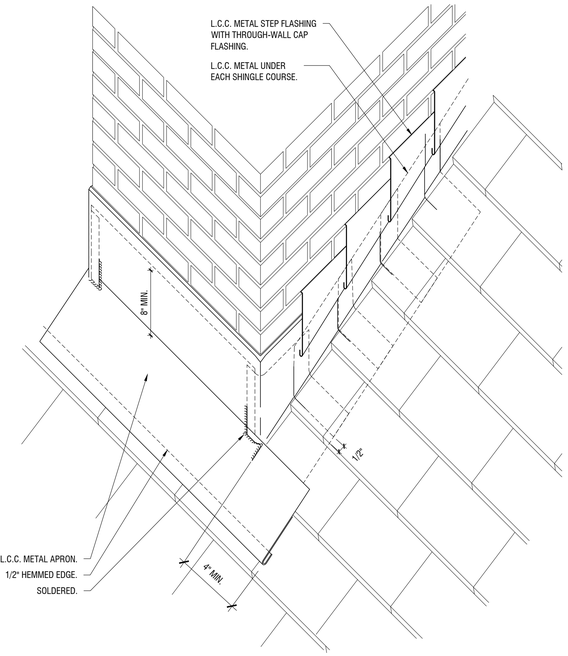
0 1" 2" 4" 8"

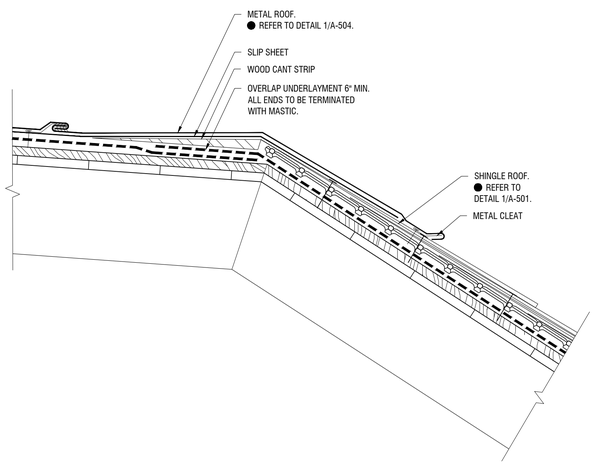


2 TRANSITION FROM SHINGLE ROOF TO FLAT-SEAM ROOF

SCALE: 3" = 1'-0"

0 1" 2" 4" 8"

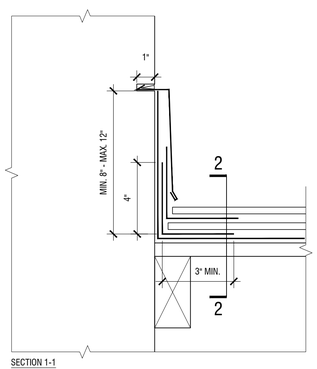




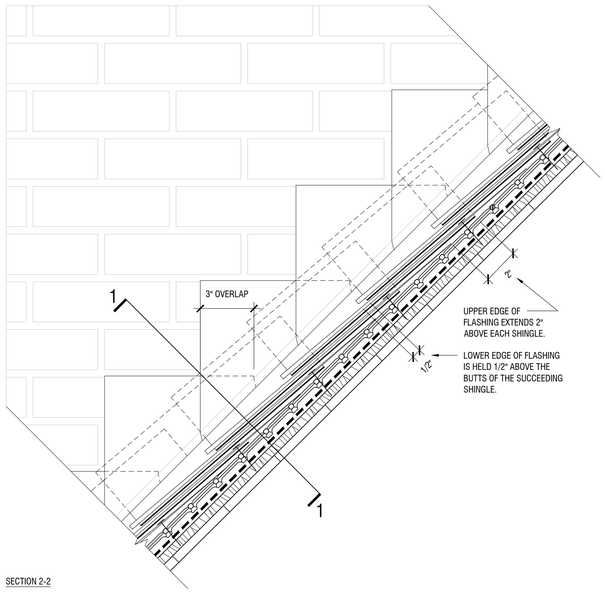
3 TRANSITION FROM FLAT-SEAM ROOF TO SHINGLE ROOF

SCALE: 3" = 1'-0"

0 1" 2" 4" 8"



SECTION 1-1



SECTION 2-2

4 SHINGLE ROOF - CHIMNEY FLASHING

SCALE: 3" = 1'-0"

0 1" 2" 4" 8"

ARCHITECT

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Architecture, Historic Preservation, & Building Envelope Consulting

594 Broadway, Suite 919, New York, NY 10012
212.477.7976 / info@preservationstudio.com

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SYLVESTER MANOR

MAILING ADDRESS:
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DOB JOB #

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DRAFT 08/13/2025
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PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

DETAILS

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DWG COUNT:	51 OF ##

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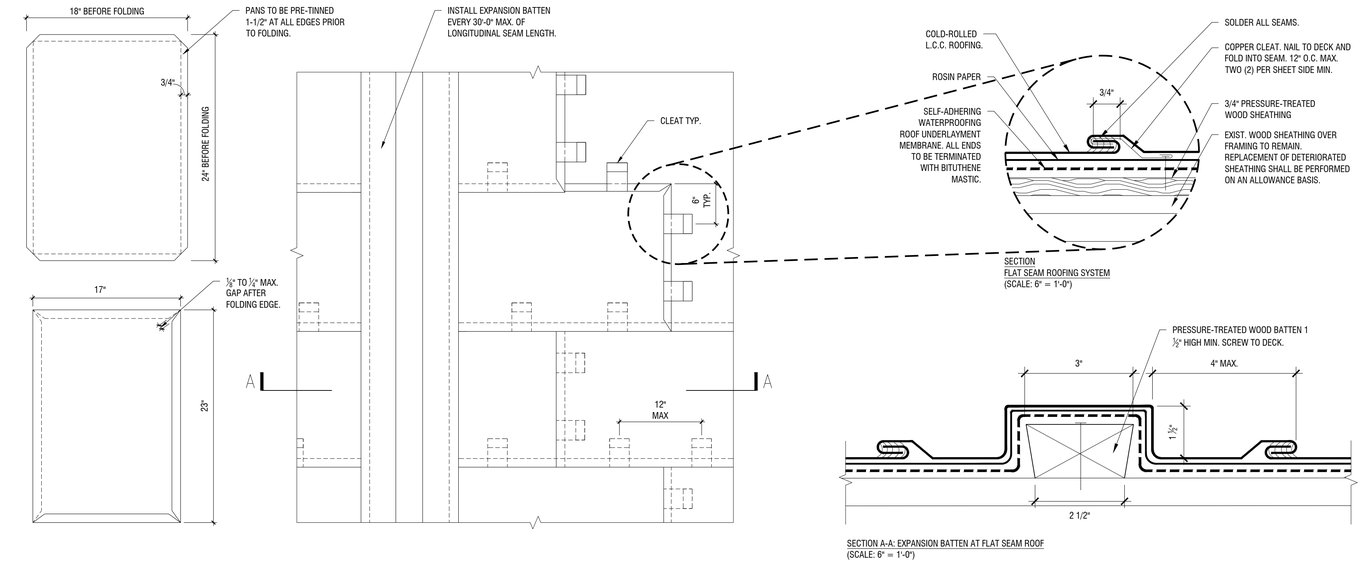

1 FLAT-SEAM L.C.C. ROOF

SCALE: 1-1/2" = 1'-0"

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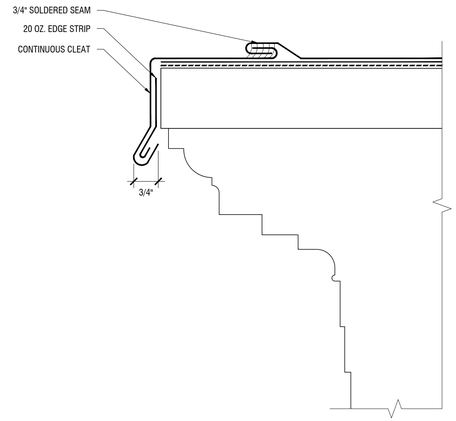

2 L.C.C. ROOF EDGE

SCALE: 3" = 1'-0"

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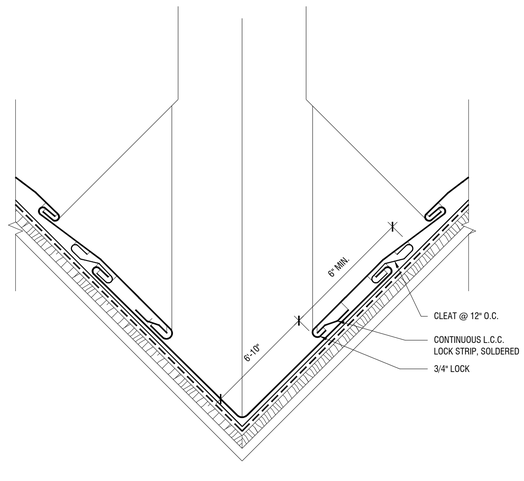

3 L.C.C. ROOF VALLEY

SCALE: 3" = 1'-0"

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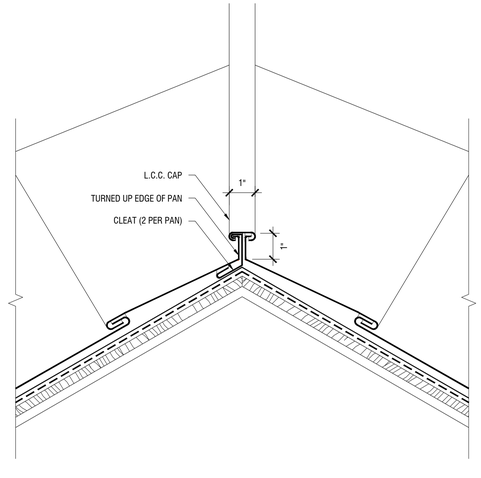
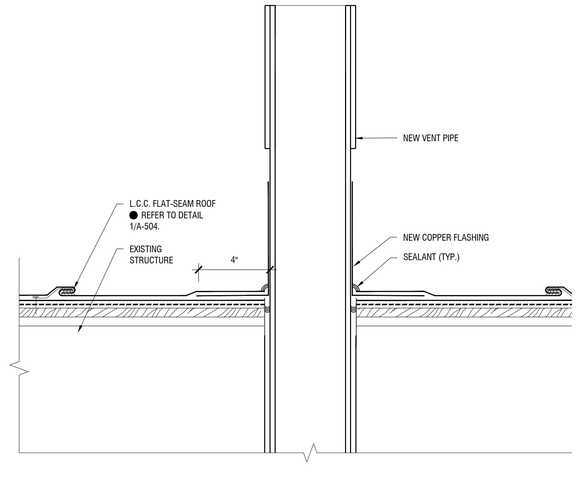


4 L.C.C. ROOF HIP

SCALE: 3" = 1'-0"

0 1" 2" 4" 8"



5 FLASHING AT VENT PIPE PENETRATION - FLAT SEAM ROOF

SCALE: 3" = 1'-0"

Detail Tag #

0 1" 2" 4"

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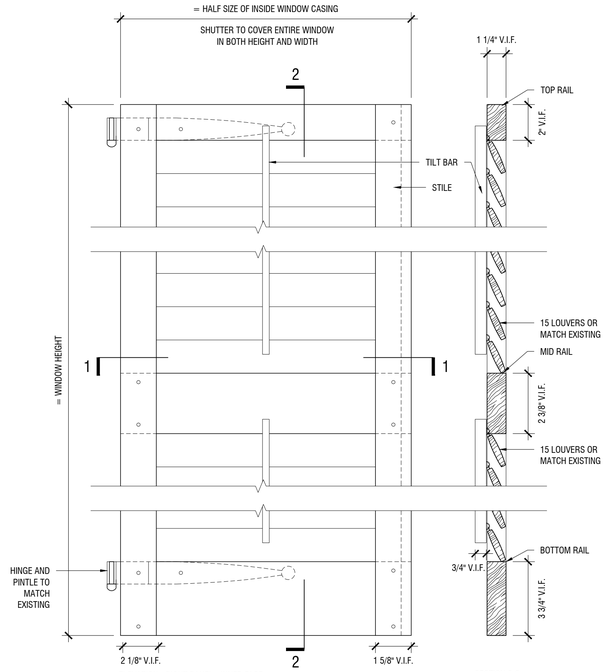
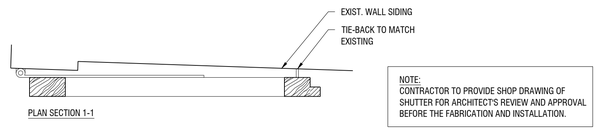


ELEVATION - RIGHT PANEL - INNER FACE

SECTION 2-2



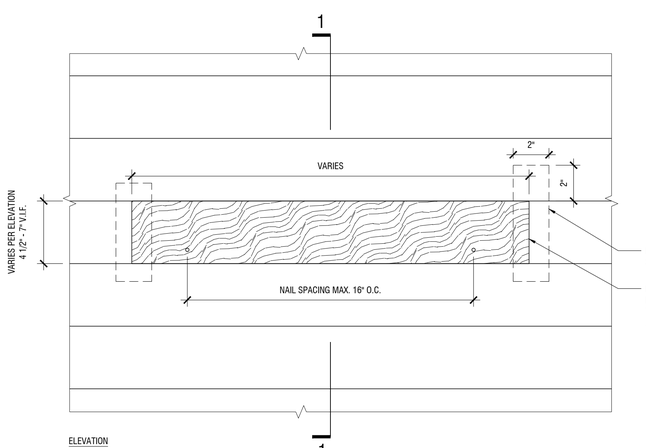
PLAN SECTION 1-1

NOTE:
CONTRACTOR TO PROVIDE SHOP DRAWING OF SHUTTER FOR ARCHITECT'S REVIEW AND APPROVAL BEFORE THE FABRICATION AND INSTALLATION.

SHUTTER REPLACEMENT

SCALE: 3" = 1'-0"

0 1" 2" 4" 8"



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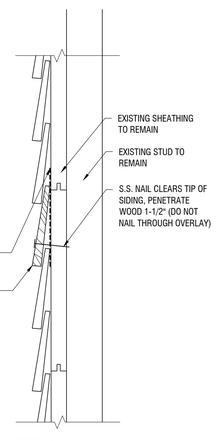

SECTION 1-1

WOOD CLAPBOARD SIDING REPAIR

SCALE: 3" = 1'-0"

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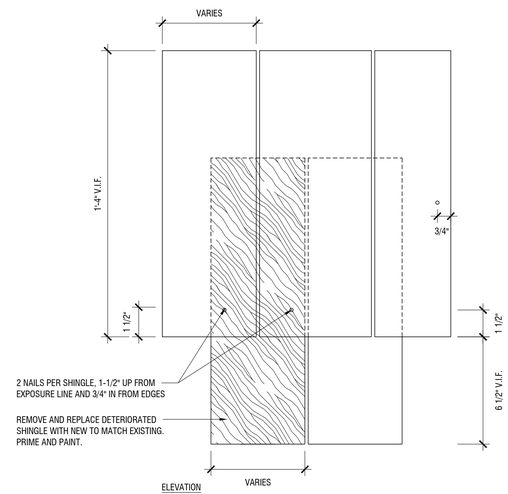

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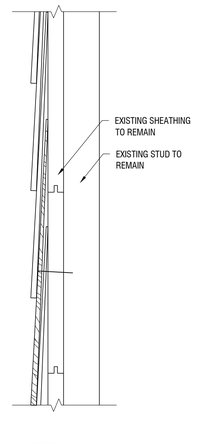

SECTION

WOOD SHINGLE SIDING REPAIR

SCALE: 3" = 1'-0"

0 1" 2" 4" 8"

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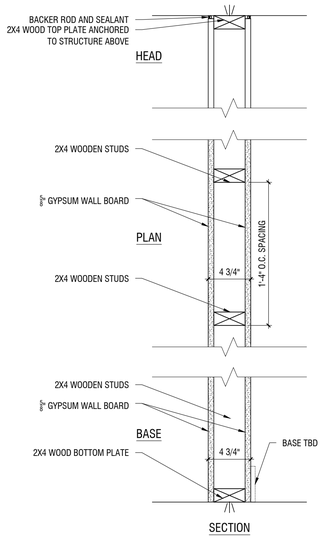
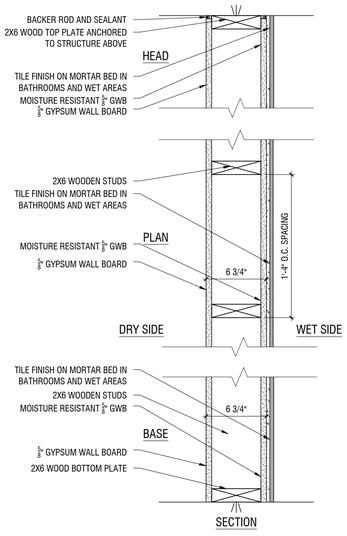
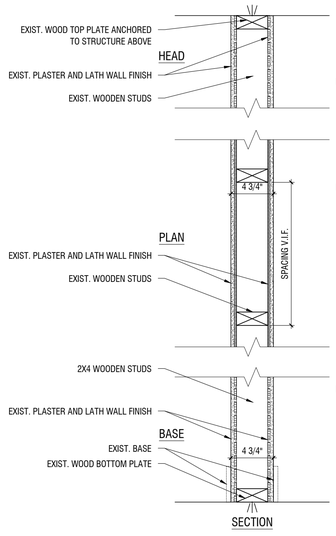


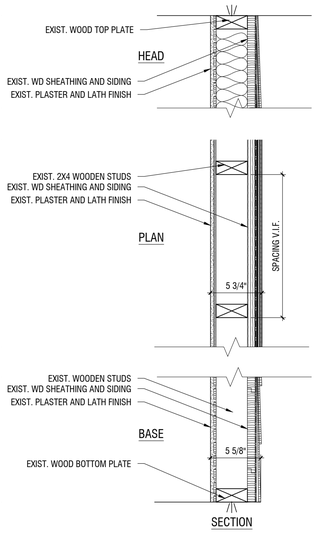
P1 2X4 NON-RATED PARTITION



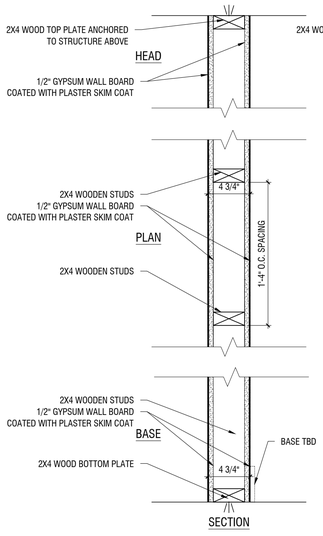
P2 2X6 PLUMBING WALL



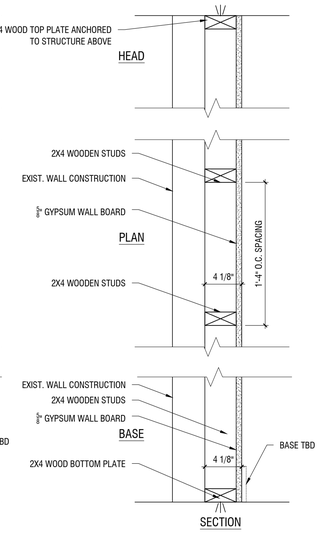
P3 EXISTING LATH AND PLASTER WALL



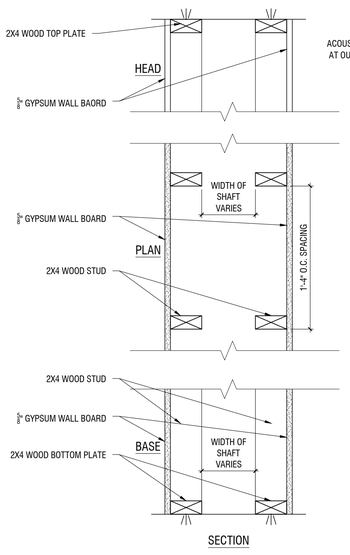
P4 EXISTING EXTERIOR WALL



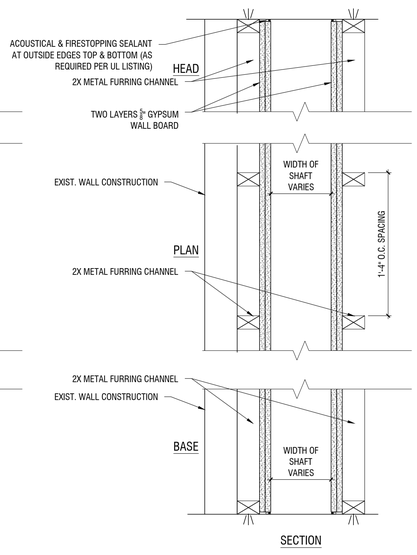
P5 PLASTER SKIM COAT WALL INFILL AT EXISTING OPENINGS



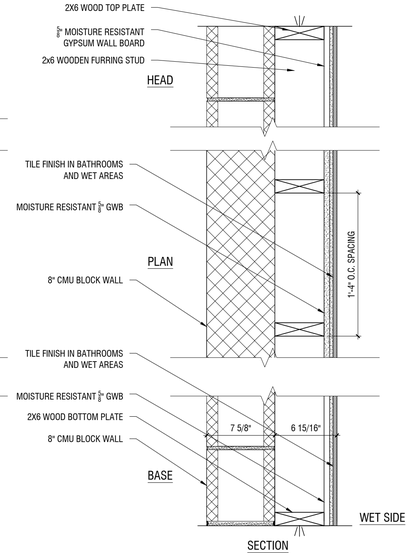
P6 FURRED-OUT WALL OVER EXISTING WALL



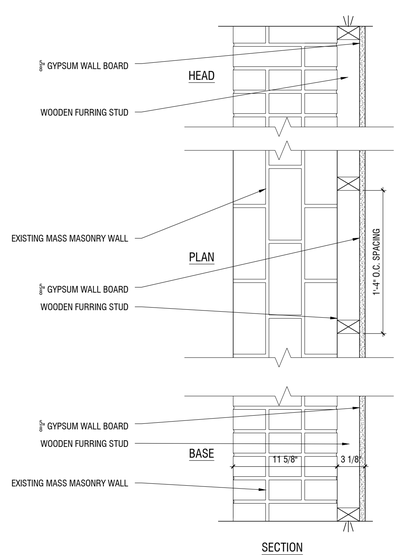
P7 PLUMBING CHASE WALL



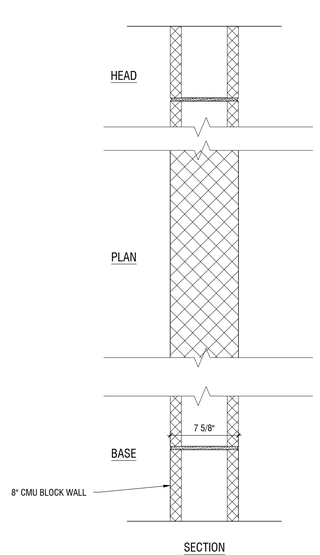
P8 1-HOUR RATED SHAFT WALL



P9 2X6 FURRED PLUMBING WALL OVER MASONRY



P10 EXISTING MASS MASONRY WALL WITH FURRED OUT GWB FINISH



P11 8" CMU SHAFT WALL

1 PARTITION DETAILS

SCALE: 1-1/2" = 1'-0"

WALL FINISH NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING BUILDING FABRIC TO REMAIN DURING THE COURSE OF WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LEAD-TIME ON MATERIALS.
4. CONTRACTOR SHALL COORDINATE W/ TENANT SOME FINISHES RE: ACOUSTIC MATERIALS AND INSTALLATION.

DOOR NOTES

1. ALL MASONRY OPENINGS ARE APPROXIMATE; CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD.

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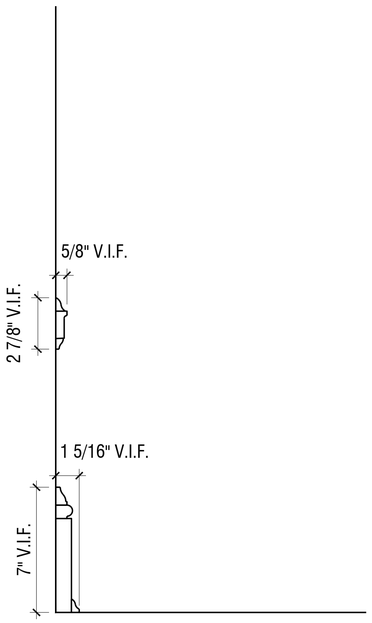
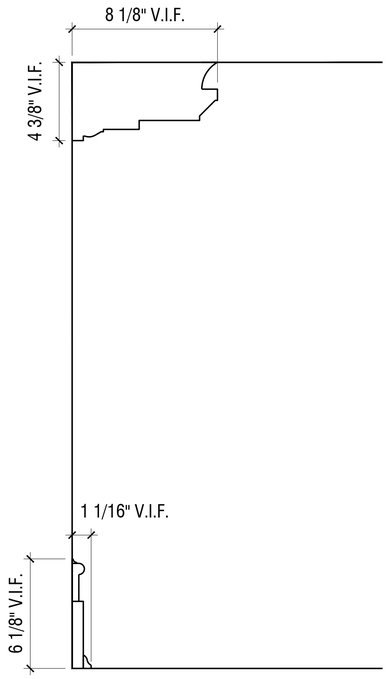
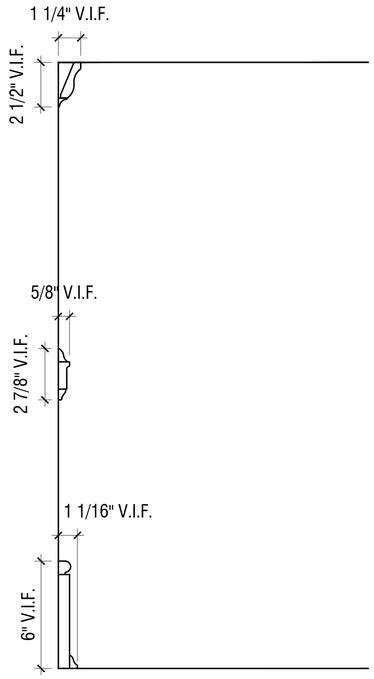
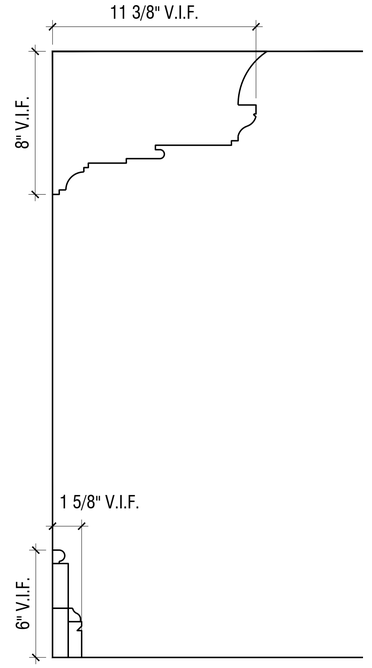
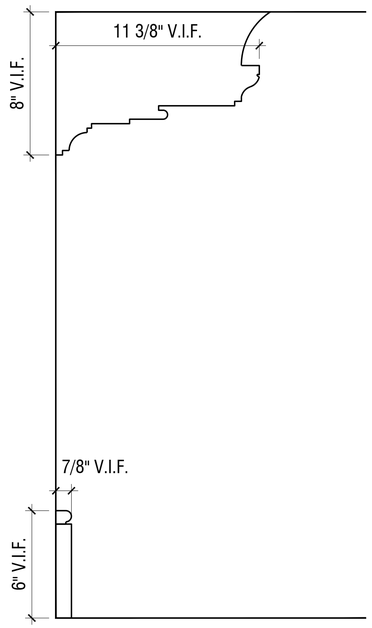




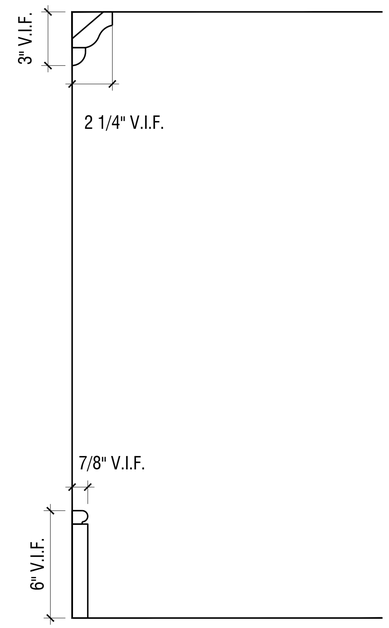




X ROOM 102 BASE AND CHAIR RAIL
SCALE: 3" = 1'-0"
Detail Tag #
0 1" 2" 4" 8"



X ROOM 205 BASE AND CROWN
SCALE: 3" = 1'-0"
Detail Tag #
0 1" 2" 4" 8"



X ROOM 200 BASE, CHAIR RAIL, AND CROWN
SCALE: 3" = 1'-0"
Detail Tag #
0 1" 2" 4" 8"

X ROOM 206 BASE AND CROWN
SCALE: 3" = 1'-0"
Detail Tag #
0 1" 2" 4" 8"

X ROOM 207 BASE AND CROWN
SCALE: 3" = 1'-0"
Detail Tag #
0 1" 2" 4" 8"

X ROOM 211 BASE AND CROWN
SCALE: 3" = 1'-0"
Detail Tag #
0 1" 2" 4" 8"

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1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

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EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

DETAILS

SEAL & SIGNATURE

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CHECKED BY:	PJ, DE, SG
DWG No:	A-507.00
DWG COUNT:	55 OF ##

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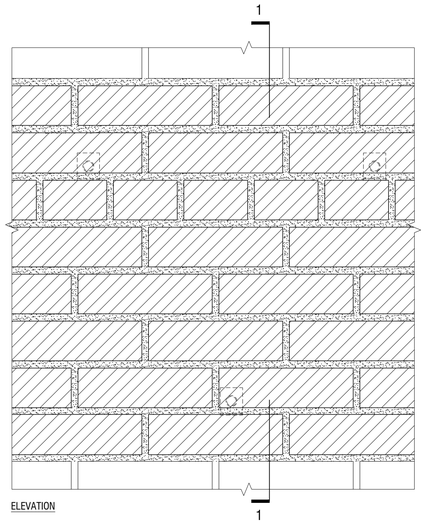
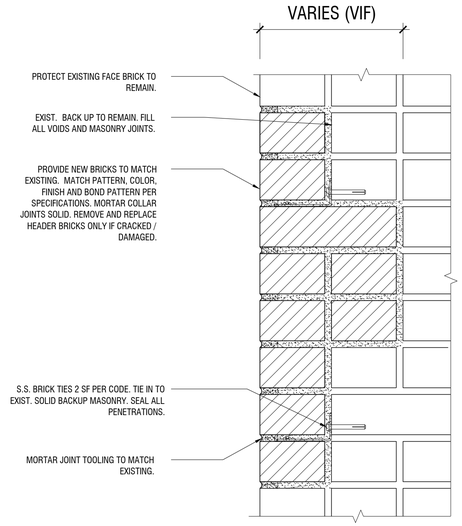


ELEVATION

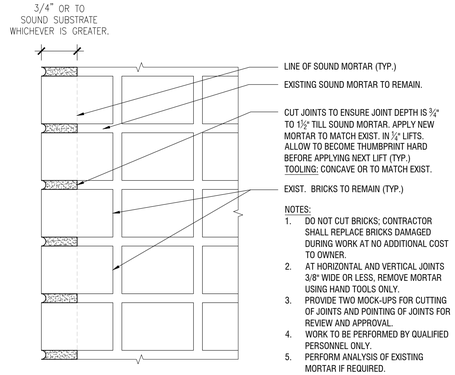


SECTION 1-1

NOTES:

1. AT HORIZONTAL CRACK, THE REPLACEMENT OF BRICKS SHALL BE PERFORMED IN SECTIONS OF 3'-0" EACH. SHORE MASONRY AS REQUIRED.
2. REPLACE CRACKED BRICKS WITH NEW BRICKS.
3. DO NOT REPLACE HEADER BRICKS IF NOT CRACKED. DO NOT CUT HEADERS.
4. RECTANGULAR AREA REPAIR: REPLACE BRICK IN RECTANGULAR AREAS TO GIVE THE REPAIR BETTER STABILITY AND IMPROVED APPEARANCE. TOOTH IN AT SIDES.
5. BRICK CRACKS > 1/4 INCH: REPLACE WITH NEW BRICK TO MATCH EXISTING.
6. BRICK CRACKS < 1/4 INCH: WHERE CRACK IS OPEN, AND 1/4" OR LESS, AND ONLY IN JOINTS, RAKE AND REPOINT JOINTS ONLY.
7. CORNER BRICK: ALWAYS REPLACE IF CRACKED.
8. INDIVIDUAL REPLACEMENTS: THOROUGHLY WET WALL AREA TO RECEIVE INDIVIDUAL BRICK REPLACEMENT. "BUTTER" EXISTING BRICKWORK THOROUGHLY WITH MORTAR AND ADD POINTING MORTAR TO ASSURE GOOD BOND OF THE NEW UNIT.
9. SCRAPE, PRIME, PAINT & WATERPROOF ALL SHELF ANGLES, SPANDRELS, AND OTHER STEEL EXPOSED IN THE COURSE OF REPAIR.
10. PROVIDE MOCK-UP FOR REVIEW AND APPROVAL PRIOR TO UNDERTAKING WORK.
11. WORK TO BE PERFORMED BY QUALIFIED PERSONNEL ONLY.
12. PROVIDE SAMPLE OF BRICK TO MATCH EXISTING FOR APPROVAL.

HATCH DENOTES BRICK TO BE REMOVED AND REPLACED AT LOCATIONS ON ELEVATIONS AND AS DIRECTED BY THE ARCHITECT.



NOTES:

1. DO NOT CUT BRICKS; CONTRACTOR SHALL REPLACE BRICKS DAMAGED DURING WORK AT NO ADDITIONAL COST TO OWNER.
2. AT HORIZONTAL AND VERTICAL JOINTS 3/8" WIDE OR LESS, REMOVE MORTAR USING HAND TOOLS ONLY.
3. PROVIDE TWO MOCK-UPS FOR CUTTING OF JOINTS AND POINTING OF JOINTS FOR REVIEW AND APPROVAL.
4. WORK TO BE PERFORMED BY QUALIFIED PERSONNEL ONLY.
5. PERFORM ANALYSIS OF EXISTING MORTAR IF REQUIRED.

1 BRICK REPAIR

SCALE: 3" = 1'-0"

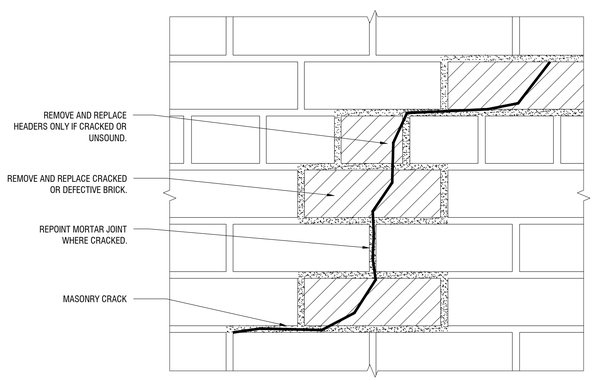
0 1" 2" 4" 8"

2 BRICK REPOINTING

SCALE: 3" = 1'-0"

NOTES:

1. BRICK MASONRY SHALL BE PLACED IN ACCORDANCE WITH DETAIL 1/A-501



3 BRICK CRACK REPAIR

SCALE: 3" = 1'-0"

0 1" 2" 4" 8"

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DWG COUNT:	56 OF ##

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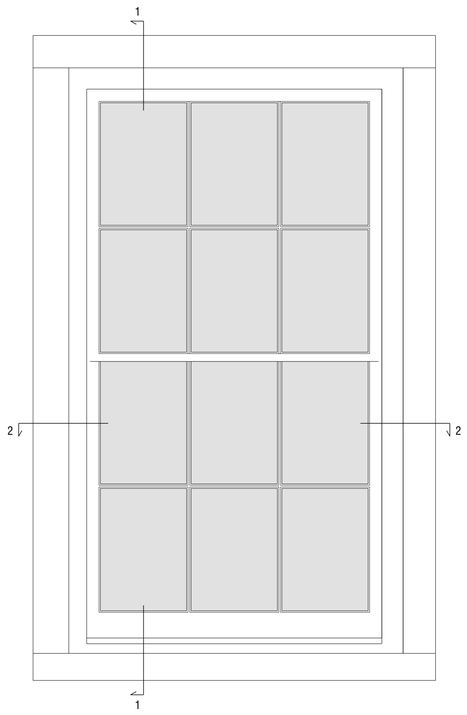
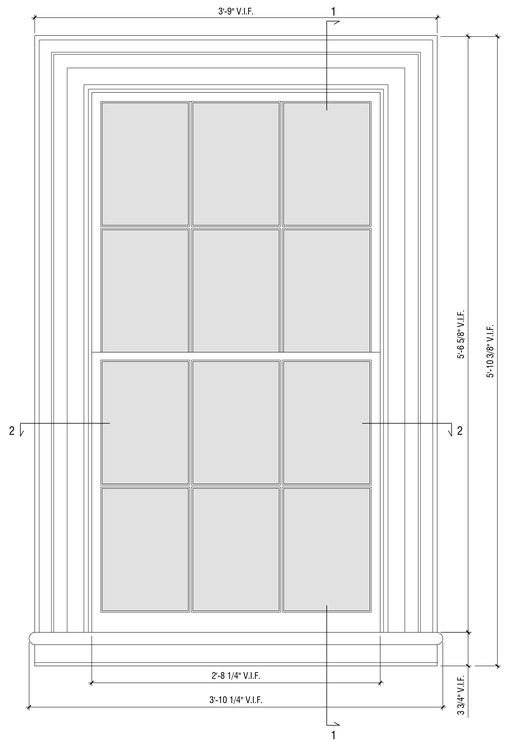
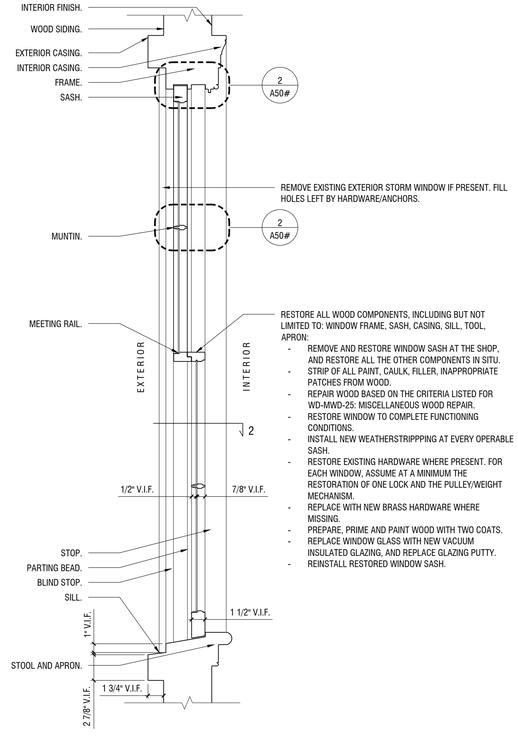


EXTERIOR ELEVATION



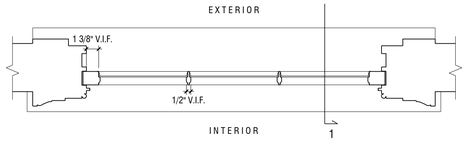
INTERIOR ELEVATION



RESTORE ALL WOOD COMPONENTS, INCLUDING BUT NOT LIMITED TO: WINDOW FRAME, SASH, CASING, SILL, TOOL, APRON:

- REMOVE AND RESTORE WINDOW SASH AT THE SHOP, AND RESTORE ALL THE OTHER COMPONENTS IN SITU.
- STRIP OF ALL PAINT, CAULK, FILLER, INAPPROPRIATE PATCHES FROM WOOD.
- REPAIR WOOD BASED ON THE CRITERIA LISTED FOR WD-MWD-25: MISCELLANEOUS WOOD REPAIR.
- RESTORE WINDOW TO COMPLETE FUNCTIONING CONDITIONS.
- INSTALL NEW WEATHERSTRIPPPING AT EVERY OPERABLE SASH.
- RESTORE EXISTING HARDWARE WHERE PRESENT. FOR EACH WINDOW, ASSUME AT A MINIMUM THE RESTORATION OF ONE LOCK AND THE PULLEY/WEIGHT MECHANISM.
- REPLACE WITH NEW BRASS HARDWARE WHERE MISSING.
- PREPARE, PRIME AND PAINT WOOD WITH TWO COATS.
- REPLACE WINDOW GLASS WITH NEW VACUUM INSULATED GLAZING, AND REPLACE GLAZING PUTTY.
- REINSTALL RESTORED WINDOW SASH.

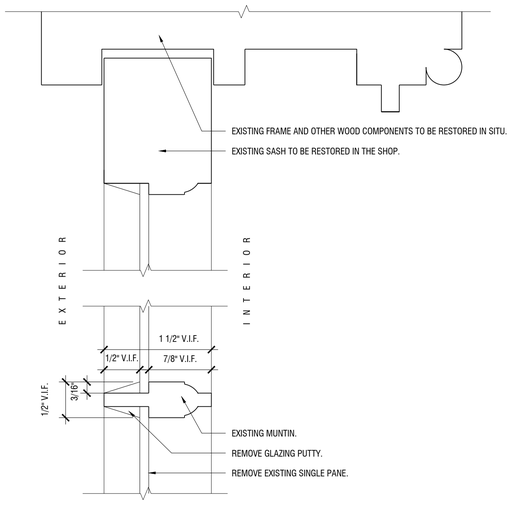
SECTION 1-1



PLAN 2-2

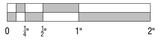
1 EXISTING WOOD DOUBLE-HUNG WINDOW

SCALE: 1-1/2" = 1'-0"



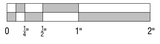
2 EXISTING SASH AND MUNTIN

SCALE: 1" = 1'-0"



3 PROPOSED SASH AND MUNTIN

SCALE: 1" = 1'-0"



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EXISTING IDENTIFICATION / DESCRIPTION — DETERIORATION — REMEDIAL MEASURES

WINDOW		ROOM NO.	WINDOW	OPENING		HARDWARE	GLAZING		SCREEN	SHUTTERS	ADJACENT FINISH	EXTERIOR STORM WINDOW	COMPONENTS					MASONRY INFILL	WINDOW REPAIR	WINDOW REPLACEMENT	NEW WINDOW	NEW/REPLACEMENT WINDOW TYPE	HARDWARE GROUP	NEW SHUTTERS	REMARKS
NO.	TYPE	EXIST. / NEW	DESCRIPTION	HEIGHT	WIDTH	DESCRIPTION	TYPE	CLEAR / COLORED	EXISTING, TYPE	TYPE	WALL	TYPE	OPERABILITY	FRAME / SASH / MUNTINS	GLAZING	HARDWARE	SHUTTERS								
W-00-01	L	B02	12-LITE WOOD AWNING	2'-1 3/4"	2'-8"	PIVOT DOGS	SINGLE	CLEAR	-	-	BRICK AND STONE MASONRY	-	NO						X				3		
W-00-02	L	B02	12-LITE WOOD AWNING	2'-1 3/4"	2'-8"	PIVOT DOGS	SINGLE	CLEAR	-	-	BRICK AND STONE MASONRY	-	NO						X				3		
W-00-03	L	B01	12-LITE WOOD AWNING	2'-1 3/4"	2'-8"	PIVOT DOGS	SINGLE	CLEAR	-	-	BRICK MASONRY	-	NO						X				3		
W-00-04	L	B01	12-LITE WOOD AWNING	2'-1 3/4"	2'-8"	PIVOT DOGS	SINGLE	CLEAR	-	-	BRICK MASONRY	-	NO						X				3		
W-00-05	M	B12	METAL 2-LITE SLIDER	1'-11"	2'-8"	-	SINGLE	CLEAR	-	-	BRICK MASONRY	-	NO					X					-		
W-00-06	M	B11	METAL 2-LITE SLIDER	1'-0"	2'-7"	-	SINGLE	CLEAR	-	-	BRICK MASONRY	-	YES					X					-		
W-00-07	N	B11	8-LITE WOOD AWNING	1'-7 1/4"	2'-10"	PIVOT DOGS	SINGLE	CLEAR	YES, 1/2" MESH	-	BRICK MASONRY	-	NO			BROKEN HINGE			X				2		
W-00-08	O	B10	16-LITE WOOD CASEMENT	2'-8 1/2"	2'-10 1/4"	PIVOT LOCKING	SINGLE	CLEAR	-	-	PTD PLASTER AND BRICK MASONRY	-	NO		CRACKED LITE				X				3		
W-00-09	O	B10	16-LITE WOOD CASEMENT	2'-8 1/2"	2'-10 1/4"	PIVOT LOCKING	SINGLE	CLEAR	-	-	PTD PLASTER AND BRICK MASONRY	-	NO						X				3		
W-00-10	-	B10	HVAC DUCT	2'-10"	2'-7"	-	-	-	-	-	PTD PLASTER AND BRICK MASONRY	-	N/A								X	P	1		
W-00-11	P	B07	8/8 WOOD DOUBLE HUNG	2'-10"	2'-7"	PIVOT LOCKING	SINGLE	CLEAR	-	-	PTD PLASTER	-	YES						X				3		
W-00-12	Q	B05	8/8 WOOD DOUBLE HUNG	3'-5"	2'-8"	-	SINGLE	CLEAR	YES	-	PTD WOOD, PLASTER AND BRICK MASONRY	METAL 3-TRACK	YES			BROKEN WEIGHT MISSING HARDWARE			X				1		
W-00-13	Q	B05	8/8 WOOD DOUBLE HUNG	3'-5"	2'-8"	-	SINGLE	CLEAR	YES	-	PTD WOOD, PLASTER AND BRICK MASONRY	METAL 3-TRACK	YES			BROKEN WEIGHT MISSING HARDWARE			X				1		
W-00-14	Q	B04	8/8 WOOD DOUBLE HUNG	3'-5"	2'-8"	-	SINGLE	CLEAR	YES	-	PTD WOOD, PLASTER AND BRICK MASONRY	METAL 3-TRACK	NO			MISSING HARDWARE			X				1		
W-00-15	R	B03	6-LITE WOOD AWNING	1'-9 1/4"	2'-1 1/2"	PIVOT DOGS	SINGLE	COLORED	-	-	STONE MASONRY	-	NO						X				1		WINDOW UNDER WEST PORCH HAS HAND BLOWN GREEN GLASS, RESTORE IN-SITU
W-00-16	S	B02	9-LITE WOOD AWNING	2'-1 3/4"	2'-8"	PIVOT DOGS	SINGLE	CLEAR	-	-	STONE MASONRY	-	NO						X				3		
W-00-17		B05	8-LITE WOOD WINDOW	3'-8"	3'-8"	-	SINGLE	CLEAR	-	-	PTD PLASTER								X	X					WINDOW AT INTERIOR WALL, ONE MISSING SASH TO BE REPLACED
W-00-18		B08	4-LITE WOOD WINDOW	3'-11"	3'-4"	-	SINGLE	CLEAR	-	-	PTD PLASTER								X						WINDOW AT INTERIOR WALL
W-01-01	F	103	6/6 WOOD DOUBLE HUNG	5'-2 1/2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	-	WOOD	HANDMADE FRENCH WALL COVERINGS ON PLASTER	WOOD 2/2 STORM	YES	DETERIORATED WOOD SASH AND MUNTINS					X	ALT		F	3	X	ALTERNATE TO REPLACE HAVILY DETERIORATED SASH.
W-01-02	F	103	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	-	WOOD	HANDMADE FRENCH WALL COVERINGS ON PLASTER	WOOD 2/2 STORM	YES	DETERIORATED WOOD SASH AND MUNTINS	CRACKED LITE				X	ALT		F	3	X	ALTERNATE TO REPLACE HAVILY DETERIORATED SASH.
W-01-03	F	101	6/6 WOOD DOUBLE HUNG	5'-2 1/2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	-	WOOD	PTD WOOD PANELING	WOOD 2/2 STORM	NO	DETERIORATED WOOD SASH AND MUNTINS	CRACKED LITE	BROKEN WEIGHT			X	ALT		F	2	X	ALTERNATE TO REPLACE HAVILY DETERIORATED SASH.
W-01-04	F	101	6/6 WOOD DOUBLE HUNG	5'-2 1/2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	-	WOOD	PTD WOOD PANELING	WOOD 2/2 STORM	NO	DETERIORATED WOOD SASH AND MUNTINS	CRACKED LITE	BROKEN WEIGHT			X	ALT		F	2	X	ALTERNATE TO REPLACE HAVILY DETERIORATED SASH.
W-01-05	F	101	6/6 WOOD DOUBLE HUNG	5'-1 1/2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	YES	WOOD	PTD WOOD PANELING	METAL 3-TRACK	NO	DETERIORATED WOOD SASH AND MUNTINS	CRACKED LITE	BROKEN WEIGHT			X	ALT		F	2	X	ALTERNATE TO REPLACE HAVILY DETERIORATED SASH.
W-01-06	F	113	6/6 WOOD DOUBLE HUNG	5'-1 1/2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	YES	WOOD	PTD WOOD PANELING AND PLASTER	METAL 3-TRACK	NO	DETERIORATED WOOD SASH AND MUNTINS		BROKEN WEIGHT			X	ALT		F	2	X	ALTERNATE TO REPLACE HAVILY DETERIORATED SASH.
W-01-07	G	113	6/6 WOOD DOUBLE HUNG	5'-2 1/2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	YES	WOOD	PTD WOOD PANELING AND PLASTER	METAL 3-TRACK	NO		CRACKED LITE	BROKEN WEIGHT			X				2	X	
W-01-08	H	112	12/12 WOOD DOUBLE HUNG	4'-8"	2'-9"	PIVOT LOCKING	SINGLE	CLEAR	-	METAL	PTD PLASTER AND BRICK MASONRY	METAL 3-TRACK	YES						X				3	X	LOCKED MTL EXTERIOR SHUTTERS, HVY MTL INTERIOR POCKET SHUTTER
W-01-09	H	107	12/12 WOOD DOUBLE HUNG	5'-0"	2'-8"	PIVOT LOCKING	SINGLE	CLEAR	YES	WOOD	PTD PLASTER	METAL 3-TRACK	YES		CRACKED LITE				X				3	X	
W-01-10	H	107	12/12 WOOD DOUBLE HUNG	4'-11 1/2"	2'-8"	PIVOT LOCKING	SINGLE	CLEAR	-	WOOD	PTD PLASTER	-	NO		CRACKED LITE		MISSING ONE SHUTTER		X				3	X	
W-01-11	I	111	12/12 WOOD DOUBLE HUNG	3'-2 1/2"	2'-8"	PIVOT LOCKING	SINGLE	CLEAR	-	WOOD	PTD PLASTER	-	YES			BROKEN WEIGHT	MISSING ONE SHUTTER		X				2	X	
W-01-12	I	111	12/12 WOOD DOUBLE HUNG	4'-10 1/2"	2'-8"	PIVOT LOCKING	SINGLE	CLEAR	YES	WOOD	PTD PLASTER	METAL 3-TRACK ON EXTERIOR, WEATHERIZING FILM ON INTERIOR	?		CRACKED LITE		MISSING ONE SHUTTER		X				3	X	
W-01-13	I	109	12/12 WOOD DOUBLE HUNG	4'-10 1/2"	2'-8"	PIVOT LOCKING	SINGLE	CLEAR	-	WOOD	PTD PLASTER	-	NO				MISSING ONE SHUTTER		X				3	X	
W-01-14	I	108	12/12 WOOD DOUBLE HUNG	4'-10 1/2"	2'-8 1/2"	PIVOT LOCKING	SINGLE	CLEAR	-	WOOD	PTD PLASTER	-	NO						X				3	X	
W-01-15	J	108	6/6 WOOD DOUBLE HUNG	4'-10 3/4"	2'-8 3/4"	PIVOT LOCKING	SINGLE	CLEAR	-	WOOD	PTD PLASTER	WEATHERIZING FILM ON INTERIOR	?				MISSING		X				3	X	
W-01-16	K	107A	SINGLE LITE WOOD CASEMENT	3'-2"	1'-7"	JAMB LOCK	SINGLE	CLEAR	-	-	PTD PLASTER	-	YES						X				3		
W-01-17	-	107	BOW WINDOW CASEMENTS	5'-2 5/8"	9'-9 1/4"	JAMB LOCK	DOUBLE	CLEAR	YES	-	PTD PLASTER	-	YES								X	H	1		
W-01-18	-	107	BOW WINDOW CASEMENTS	5'-2 5/8"	9'-9 1/4"	JAMB LOCK	DOUBLE	CLEAR	YES	-	PTD PLASTER	-	YES								X	H	1		
W-01-19	-	106	CASEMENTS	3'-2 1/4"	4'-9	JAMB LOCK	DOUBLE	CLEAR	YES	-	PTD PLASTER	-	YES								X	H	1		

GENERAL NOTES:
1. CONTRACTOR SHALL VERIFY IN FIELD ALL WINDOW, DOOR ELEMENTS AND DIMENSIONS INCLUDING ROUGH OPENING AS REQUIRED FOR REPAIRS AND REPLACEMENTS.
2. ALL WORK SHALL CONFORM TO LOCAL STATE AND FEDERAL REGULATIONS FOR LEAD BASED PAINT REMOVAL AND DISPOSAL.
3. THE CONTRACTOR SHALL FOLLOW ALL LEAD-BASED PAINT SPECIFICATIONS AND COORDINATE WITH THE OWNER'S ABATEMENT AND AIR-MONITORING FOR A FULLY LEAD-SAFE.

WINDOW TAG LEGEND:
EG: W-01-22
W=WINDOW
01=FIRST FLOOR
22=WINDOW NUMBER

1 WINDOW AND HARDWARE SCHEDULES
SCALE: NTS

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CLIENT / OWNER
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LOCATION PLAN NTS

NO.	SUBMISSIONS/ REVISIONS	DATE
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2	SD COST ESTIMATING - ELLANA	12.12.2023
1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT
SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME
WINDOW SCHEDULE

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	A-601.00
DWG COUNT:	58 OF ##

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EXISTING IDENTIFICATION / DESCRIPTION — DETERIORATION — REMEDIAL MEASURES

WINDOW NO.	WINDOW TYPE	ROOM NO. EXIST. / NEW	WINDOW DESCRIPTION	OPENING HEIGHT	OPENING WIDTH	HARDWARE DESCRIPTION	GLAZING TYPE	GLAZING CLEAR / COLORED	SCREEN EXISTING, TYPE	SHUTTERS TYPE	ADJACENT FINISH WALL	EXTERIOR STORM WINDOW TYPE	COMPONENTS OPERABILITY	COMPONENTS FRAME / SASH / MUNTINS	COMPONENTS GLAZING	COMPONENTS HARDWARE	COMPONENTS SHUTTERS	MASONRY INFILL	WINDOW REPAIR	WINDOW REPLACEMENT	NEW WINDOW	NEW/REPLACEMENT WINDOW TYPE	HARDWARE GROUP	NEW SHUTTERS	REMARKS
W-01-20	G	105	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	YES	WOOD	PTD PLASTER WITH POSSIBLE HAND STENCIL DECORATION	METAL 3-TRACK	NO	DETERIORATED WOOD SASH AND MUNTINS		BROKEN WEIGHT	MISSING ONE SHUTTER		X	X		G	2	X	
W-01-21	F	105	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	-	WOOD	PTD PLASTER WITH POSSIBLE HAND STENCIL DECORATION	-	YES	DETERIORATED WOOD SASH AND MUNTINS	CRACKED LITE		MISSING ONE SHUTTER		X				3	X	ALTERNATE TO REPLACE HAVILY DETERIORATED SASH.
W-01-22	F	103	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	YES	WOOD	HANDMADE FRENCH WALL COVERINGS ON PLASTER	METAL 3-TRACK	YES	DETERIORATED WOOD SASH AND MUNTINS			MISSING ONE SHUTTER		X				3	X	
W-02-01	C	203	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	-	WOOD		WOOD 2/2 STORM	NO		CRACKED LITE				X				3	X	
W-02-02	C	203	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	-	WOOD		WOOD 2/2 STORM	NO		CRACKED LITE				X				3	X	
W-02-03	C	202	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	YES	DETERIORATED SASH					X				3	X	
W-02-04	C	201	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	-	WOOD		WOOD 2/2 STORM	YES		CRACKED LITE				X				3	X	
W-02-05	C	201	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	-	WOOD		WOOD 2/2 STORM	YES		CRACKED LITE	BROKEN WEIGHT			X				3	X	
W-02-06	C	201	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	NO	DETERIORATED FRAME					X				3	X	
W-02-07	C	211	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	-	WOOD		METAL 3-TRACK	YES						X				3	X	
W-02-08	G	211	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	-		METAL 3-TRACK	NO	DETERIORATED WOOD FRAME SASH AND MUNTINS	CRACKED LITE	BROKEN WEIGHT AND PIVOT LOCKING	MISSING		X				2	X	
W-02-09	D	210 - 211B	8/12 WOOD SINGLE HUNG	4'-2 1/4"	2'-8"	PIVOT LOCKING	SINGLE	CLEAR	YES, MTL	WOOD		METAL 3-TRACK	YES		CRACKED LITE	BROKEN WEIGHT	MISSING ONE SHUTTER		X				3	X	
W-02-10	D	209 / 207B	8/12 WOOD SINGLE HUNG	4'-2 1/4"	2'-8"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	YES			BROKEN PIVOT LOCKING			X				2	X	
W-02-11	D	208 / 207B	8/12 WOOD SINGLE HUNG	4'-2 1/4"	2'-8"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	YES						X				3	X	
W-02-12	D	207	8/12 WOOD SINGLE HUNG	4'-2 1/4"	2'-8"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	YES		CRACKED LITE				X				3	X	
W-02-13	E	207	6/9 WOOD SINGLE HUNG	4'-2 1/2"	2'-1 1/2"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	YES		CRACKED LITE	BROKEN WEIGHT	MISSING ONE SHUTTER		X				3	X	
W-02-14	E	207	6/9 WOOD SINGLE HUNG	4'-2 1/2"	2'-1 1/2"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	YES			BROKEN PIVOT LOCKING			X				2	X	
W-02-15	E	206	6/9 WOOD SINGLE HUNG	4'-2"	2'-1 1/2"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	YES				MISSING		X				3	X	
W-02-16	E	206	6/9 WOOD SINGLE HUNG	4'-2 1/2"	2'-1 1/2"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	YES		CRACKED LITE		MISSING ONE SHUTTER		X				3	X	
W-02-17	D	206	8/12 WOOD SINGLE HUNG	4'-2 1/2"	2'-8"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	YES		CRACKED LITE	BROKEN WEIGHT			X				3	X	
W-02-18	D	202 / 205	8/12 WOOD SINGLE HUNG	4'-2 1/2"	2'-8"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	YES	DETERIORATED WOOD FRAME, SASH AND MUNTINS					X				3	X	
W-02-19	D	205	8/12 WOOD SINGLE HUNG	4'-2 1/2"	2'-8"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	YES						X				3	X	
W-02-20	G	204	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	YES						X				3	X	
W-02-21	C	204	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	YES	DETERIORATED WOOD FRAME, SASH AND MUNTINS					X				3	X	
W-02-22	C	204A	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	NO	DETERIORATED WOOD FRAME, SASH AND MUNTINS		BROKEN WEIGHT, MISSING PIVOT LOCK			X				2	X	
W-02-23	C	203	6/6 WOOD DOUBLE HUNG	5'-2"	2'-10"	PIVOT LOCKING	SINGLE	CLEAR	YES MTL	WOOD		METAL 3-TRACK	YES	DETERIORATED WOOD FRAME, SASH AND MUNTINS					X				3	X	
W-03-01	A	ATTIC	6/6 WOOD DOUBLE HUNG	3'-9 1/2"	2'-4"	-	SNGLE	CLEAR	-	-		-	NO	DETERIORATED WOOD FRAME, SASH AND MUNTINS						X		A	2		
W-03-02	A	ATTIC	6/6 WOOD DOUBLE HUNG	3'-9 1/2"	2'-4"	-	SNGLE	CLEAR	-	-		-	NO	DETERIORATED WOOD FRAME, SASH AND MUNTINS						X		A	2		
W-03-03	A	ATTIC	6/6 WOOD DOUBLE HUNG	3'-9 1/2"	2'-4"	-	SNGLE	CLEAR	-	-		-	NO	DETERIORATED WOOD FRAME, SASH AND MUNTINS						X		A	2		
W-03-04	A	ATTIC	6/6 WOOD DOUBLE HUNG	3'-9 1/2"	2'-4"	-	SINGLE	CLEAR	-	-		-	NO	DETERIORATED WOOD FRAME, SASH AND MUNTINS						X		A	2		
W-03-05	B	ATTIC	6-LITE WOOD AWNING	2'-4"	1'-10 1/2"	HOOK AND EYE	SINGLE	CLEAR	-	-		-	YES	DETERIORATED WOOD FRAME, SASH AND MUNTINS						X		B	2		

WINDOW REPAIR/REPLACEMENT NOTES:

1: **WINDOW RESTORATION-TYPE - C, D, E, F, G, H, I, J, K, L, N, O, P, Q:**
REMOVE EXISTING STORM WINDOW IF PRESENT. RESTORE DETERIORATED WOOD. REMOVE SASH TO BE RESTORED IN SHOP, AND REPAIR FRAME IN SITU. WINDOW SHOULD BE STRIPPED OF ALL PAINT, CAULK, FILLER, AND INAPPROPRIATE PATCHES FOLLOWING LEAD SAFE PRACTICES. PREPARE, PRIME AND PAINT WITH TWO COATS, AND RESTORE TO COMPLETE FUNCTIONING CONDITIONS. REINSTALL WINDOW AFTER COMPLETION OF REPAIRS. REMOVE AND REPLACE ALL WINDOW GLASS WITH NEW VACUUM INSULATED GLAZING AND REPLACE GLAZING PUTTY. INSTALL NEW WEATHERSTRIPPING AT EVERY OPERABLE SASH. RESTORE EXISTING HARDWARE WHERE PRESENT, AND REPLACE WITH NEW BRASS HARDWARE WHERE MISSING. MODELS TO BE APPROVED BY OWNER, AND ARCHITECT

2: **WOOD SASH REPLACEMENT-TYPE F:**
REMOVE EXISTING STORM WINDOW IF PRESENT. REMOVE EXISTING DETERIORATED WOOD WINDOW SASH AND REPLACE WITH NEW HARDWOOD SASH WITH VACUUM INSULATED GLAZING, AND PROFILES TO MATCH EXISTING. REMOVE AND REPLACE EXISTING PARTING BEAD AND STOP, AND INSTALL NEW 1/4" WOOD JAMB. RESTORE OR REPLACE WEIGHTS AND PULLEYS AS REQUIRED. INSTALL NEW BRASS SASH LOCK. INSTALL INSECT SCREEN. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND PROVIDE MOCKUP FOR REVIEW PRIOR TO FABRICATION.

3: **WOOD WINDOW REPLACEMENT-TYPE A, B:**
REMOVE EXISTING DETERIORATED WOOD WINDOW AND FRAME, REPLACE WITH NEW HARDWOOD WINDOW WITH VACUUM INSULATED GLAZING, AND PROFILES TO MATCH EXISTING. REMOVE AND REPLACE EXISTING PARTING BEAD AND STOP, AND INSTALL NEW 1/4" WOOD JAMB. RESTORE OR REPLACE WEIGHTS AND PULLEYS AS REQUIRED. INSTALL NEW BRASS SASH LOCK. INSTALL INSECT SCREEN. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND PROVIDE MOCKUP FOR REVIEW PRIOR TO FABRICATION.

NEW WINDOW INSTALLATION NOTES:
NEW WINDOW INSTALLATION TYPE - H, F
PREPARE ROUGH OPENING FOR NEW WINDOWS. INSTALL NEW DOUBLE GLAZED WINDOWS IN THE PREPARED OPENINGS.

WOOD SHUTTER REPLACEMENT:
REPLACE ALL EXISTING AND MISSING SHUTTERS WITH NEW SHUTTER OF APPROPRIATE SIZE. INSTALL NEW HARDWARE INCLUDING HINGES AND SHUTTER DOGS. PREPARE, PRIME AND PAINT.

GLASS TYPE:
WINDOW RESTORATION: VACUUM INSULATED GLASS UNIT.
NEW WINDOW: INSULATED DOUBLE GLAZING, LOWE-E COATED.

PROPOSED FINISH COLOR:
COLOR TO MATCH EXISTING OR AS RECOMMENDED IN JABLONSKI BUILDING CONSERVATION, INC. REPORT AND LISTED BELOW.

WOOD WINDOW FRAME/SASH
TBD

SHUTTER
TBD

OR OTHER WOODWORK COLORS REFER TO THE MATERIALS TESTING REPORT BY JABLONSKI BUILDING CONSERVATION, INC.

WINDOW HARDWARE SCHEDULE

HARDWARE GROUP	NEW/EXISTING HARDWARE	MATERIAL	NOTES	HARDWARE
1	NEW HARDWARE	BRASS	REMOVE EXISTING HARDWARE AND REPLACE WITH NEW HARDWARE	WINDOW LOCK, SASH LIFT, INTERLOCKING WEATHERSTRIP
2	NEW AND EXISTING HARDWARE	BRASS	CLEAN AND POLISH. IF DAMAGED BEYOND REPAIR REPLACE TO MATCH EXISTING, PER APPROVED ALLOWANCE.	INTERLOCKING WEATHERSTRIP, EXISTING WINDOW LOCK,
3	EXISTING HARDWARE	VIF	CLEAN AND OLISH. IF DAMAGED BEYOND REPAIR REPLACE TO MATCH EXISTING, PER APPROVED ALLOWANCE.	EXISTING WINDOW LOCK, INTERLOCKING WEATHERSTRIP

1 WINDOW AND HARDWARE SCHEDULES
SCALE: NTS

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DOB STICKER

DRAFT 08/13/2025
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EXTERIOR REHABILITATION
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DRAWING NAME
WINDOW SCHEDULE

SEAL & SIGNATURE

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DWG COUNT:	59 OF ##

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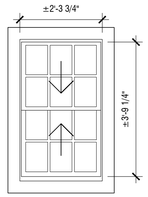
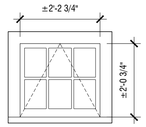


TYPE - A



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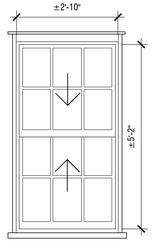
SECOND



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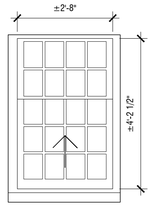

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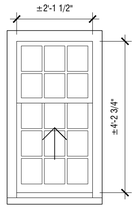

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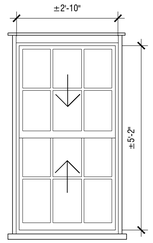
FIRST



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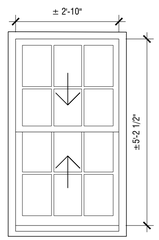

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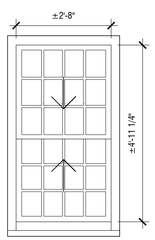

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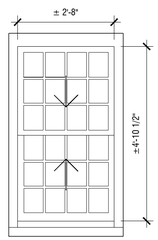

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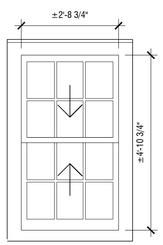
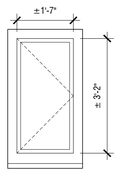


TYPE - J



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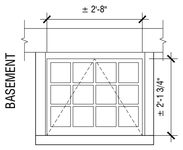
BASEMENT



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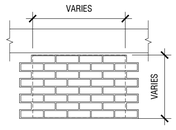

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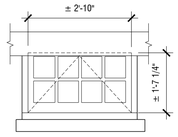

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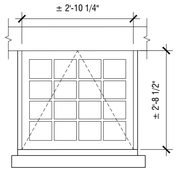

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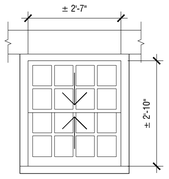

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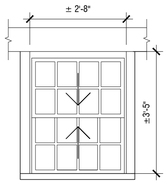

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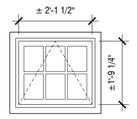

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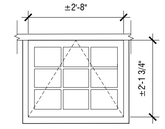
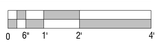


TYPE - S

1 TYPICAL EXTERIOR WINDOW ELEVATIONS

SCALE: 1/2" = 1'-0"



NOTES: ALL EXISTING DIMENSIONS TO BE VERIFIED IN FIELD

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CLIENT / OWNER

SYLVESTER MANOR

MAILING ADDRESS:
P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN NTS

NO.	SUBMISSIONS/ REVISIONS	DATE
7	NYSCA SUBMISSION	11.21.2024
6	DD SUBMISSION	04.12.2024
5	DOB FILING	01.31.2024
4	PRE-DOB SUBMISSION TO SM	01.11.2024
3	NYSCA SUBMISSION	01.09.2024
2	SD COST ESTIMATING - ELLANA	12.12.2023
1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

WINDOW ELEVATIONS

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2026

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	A-603.00
DWG COUNT:	60 OF ##

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PLOTTED: 11/21/2024 10:41 AM BY: ---- FILE NAME: i:\01_projects\01_architectural preservation studio\2023\23-037 smef interior and exterior\b_drawings\b.02 current\23-037 s-600_schedules.dwg

DOOR SCHEDULE

DOOR		ROOM NO.	DESCRIPTION	FRAME		HARDWARE	LITES		STORM DOOR			ADJ. FIN.	REMARKS
TAG	TYPE			WIDTH	HEIGHT	CENTER LINE	TYPE	CLEAR	WIDTH	HEIGHT	LITES	WALL	
D-00-01	INTERIOR	B04	4-PANEL WOOD DOOR	2'-8 1/4"	6'-4 3/4"	3'-3 3/16"							1¾" THICK SLAB? LIFT LATCH
D-00-02	INTERIOR	B04											
D-00-03	INTERIOR	B05	4-PANEL WOOD DOOR	2'-5 3/4"	6'-6"	2'-8 3/16"							PORCELAIN KNOB
D-00-04	INTERIOR	B08	6-PANEL (4-LITE) WOOD DOOR	2'-5 1/2"	6'-5"	2'-7"	4						PORCELAIN KNOB
D-00-05	INTERIOR	B06	4-PANEL WOOD DOOR	2'-5 3/4"	6'-5 5/8"	2'-8 3/4"							PORCELAIN KNOB
D-00-06	EXTERIOR	B07	4-PANEL WOOD DOOR	2'-8"	6'-5"	3'-0"							SLIDING BOLT, PORCELAIN KNOB
D-00-07	EXTERIOR	B07	6-PANEL WOOD DOOR	3'-1"	6'-5 3/4"	2'-7 1/4"							SLIDING BOLT
D-00-08	EXTERIOR	B09	1-LITE 6-PANEL WOOD DOOR	3'-1 1/2"	6'-6 1/4"	2'-9"			3'-1 1/2"	6'-6 1/4"	1-LITE		LOCK WITH KEYPAD, 1" THICK WOOD STORM WITH LIFT LATCH AND BARN HINGES
D-00-09	INTERIOR	B04	ADD DOOR BETWEEN HALL B09 AND B04										
D-00-10	INTERIOR	B10	4-PANEL WOOD DOOR	2'-5 1/2"	6'-5 3/4"	2'-11 1/2"							MISSING KNOB
D-00-11	INTERIOR	B10	REMOVE DOOR										
D-00-12	INTERIOR	B11											
D-00-13	INTERIOR	B12	HOLLOW METAL - REMOVE FOR ELEVATOR DOOR	2'-7 1/2"	6'-8"	3'-1"							FIRE RATED? WINE CELLAR/LOWER VAULT DOOR, SELF CLOSING HINGES
D-00-14	INTERIOR	B09	NEW DOOR IN HALL B03/B09										
D-00-15	INTERIOR	B13	NEW MECHANICAL ROOM DOOR										
D-00-16	INTERIOR	B07	NEW DOOR FROM HALL B09 TO HALL B07										
D-00-17	INTERIOR	B12	NEW ELECTRICAL ROOM DOOR										
D-0018	INTERIOR	B04	EXISTING TO REMAIN	2'-2"									
D-01-01	INTERIOR	101	EXISTING TO REMAIN										
D-01-02	INTERIOR	103	EXISTING TO REMAIN										
D-01-03	INTERIOR	104	EXISTING TO REMAIN										
D-01-04	INTERIOR	103A	EXISTING TO REMAIN										
D-01-05	INTERIOR	105	EXISTING TO REMAIN										
D-01-06	INTERIOR	105	EXISTING TO REMAIN										
D-01-07	INTERIOR	105	6-PANEL WOOD DOOR	2'-9 3/4"	6'-8"	36							REMOVE OR FIX IN PLACE
D-01-08	INTERIOR	106	6-PANEL WOOD DOOR	2'-7 3/4"	6'-6"	3'-1"							REMOVE DOOR
D-01-09	INTERIOR	106	6-PANEL WOOD DOOR	2'-8"	6'-6"	37							REMOVE DOOR
D-01-10	INTERIOR	107A	6-PANEL WOOD DOOR	2'-6"	6'-6"	2'-8 1/2"							LIFT LATCH
D-01-11	INTERIOR	107B	6-PANEL WOOD DOOR	30	6'-6"	3'-3 1/2"							FIXED IN PLACE, RESTORE TO OPERABLE CONDITION
D-01-12	INTERIOR	108A	4-PANEL WOOD DOOR	2'-5 3/4"	6'-5 1/2"	3'-0 1/2"							
D-01-13	INTERIOR	108B	4-PANEL WOOD DOOR	2'-6"	6'-5 3/8"	3'-0"							
D-01-14	INTERIOR	109	6-PANEL WOOD DOOR	2'-5 1/2"	6'-5 1/2"	3'-0"							FIXED IN PLACE - RESTORE TO OPERABLE CONDITION
D-01-15	INTERIOR	108	6-PANEL WOOD DOOR	2'-5 1/2"	6'-5 1/2"	3'-3"							
D-01-16	INTERIOR	109	5-PANEL (1-LITE) WOOD DOOR	2'-5 3/4"	6'-5 1/2"	3'-3"	1						
D-01-17	INTERIOR	111	6-PANEL WOOD DOOR	2'-5 3/4"	6'-5 1/2"	39?							
D-01-18	INTERIOR	109	6-PANEL WOOD DOOR	2'-5 3/4"	6'-5 1/2"	3'-3 1/2"							FIXED IN PLACE - RESTORE TO OPERABLE CONDITION
D-01-19	INTERIOR	107D	6-PANEL WOOD DOOR	2'-1 3/4"	5'-9"	2'-11"							REMOVE DOOR
D-01-20	INTERIOR	107C	EXISTING TO REMAIN										
D-01-21	INTERIOR	112	EXISTING METAL SAFE VAULT DOOR										REMOVE VAULT DOOR
D-01-22	INTERIOR	113	EXISTING TO REMAIN										
D-01-23	EXTERIOR	107	6-PANEL WOOD DOOR	3'-1 1/2"	7'-0 1/4"	3'-0 3/4"			3'-0 3/4"	7'-1 1/4"	2-LITES		DOOR KNOCKER, DEADBOLT WITH KEYPAD
D-01-24	EXTERIOR	113	6-PANEL WOOD DOOR	2'-7 1/2"	7'-0 1/4"	3'-1 1/2"			2'-8"	7'-6 1/2"	4-LITES		ORIGINAL HARDWARE + NEW SLIDING BOLT INSIDE
D-01-25	EXTERIOR	102	6-PANEL WOOD DOOR	3'-1 3/4"	7'-0"	3'-3"			3'-1 3/4"	7'-2"	1-LITE		ORIGINAL HARDWARE, DOOR KNOCKER
D-01-26	EXTERIOR	104	21-LITE WOOD DOOR	3'-2"	7'-6"	3'-2 3/4"			2'-9"	6'-5"	2-PANEL SCREEN		DOOR TO BE ADAPTED FOR SECURITY - SLIDING BOLT INTO FLOOR/SILL
D-01-27	INTERIOR	102B	NEW DOOR										
D-01-28	INTERIOR	107D	NEW DOOR FROM SALVAGE										
D-01-29	INTERIOR	102B	NEW DOOR	3'-3"	7'-6"								ADA-COMPLIANT DOOR
D-01-30	INTERIOR	102B	NEW DOOR FROM SALVAGE										

DOOR SCHEDULE

DOOR		ROOM NO.	DESCRIPTION	FRAME		HARDWARE	LITES		STORM DOOR			ADJ. FIN.	REMARKS
TAG	TYPE			WIDTH	HEIGHT	CENTER LINE	TYPE	CLEAR	WIDTH	HEIGHT	LITES	WALL	
D-01-31	INTERIOR	102B	EXISTING TO REMAIN										
D-02-01	INTERIOR	201A	EXISTING TO REMAIN										
D-02-02	INTERIOR	201	EXISTING TO REMAIN										
D-02-03	INTERIOR	203	EXISTING TO REMAIN										
D-02-04	INTERIOR	203A	EXISTING TO REMAIN										
D-02-05	INTERIOR	204A	EXISTING TO REMAIN										
D-02-06	INTERIOR	204A	EXISTING TO REMAIN										
D-02-07	INTERIOR	204	6-PANEL WOOD DOOR	2'-10"	6'-8 3/4"	3'-0 1/2"							
D-02-08	INTERIOR	205	6-PANEL WOOD DOOR	2'-5 1/2"	6'-4 3/4"	3'-0"							FIX IN PLACE
D-02-09	INTERIOR	205	6-PANEL WOOD DOOR	2'-6"	6'-4 1/2"	2'-11"							
D-02-10	INTERIOR	205	REMOVE DOOR										
D-02-11	INTERIOR	202	6-PANEL WOOD DOOR	2'-8 1/2"	6'-4 1/2"	3'-0"							BOTTOM HINGE DETACHED, TOP OF STAIRS DOOR
D-02-12	INTERIOR	206	6-PANEL WOOD DOOR	2'-5 3/4"	6'-3 3/4"	2'-11"							MIRROR ON MOUNTED ON INSIDE
D-02-13	INTERIOR	206A	6-PANEL WOOD DOOR	2'-6 1/4"	6'-3"	2'-8 1/2"							
D-02-14	INTERIOR	212	6-PANEL WOOD DOOR	2'-5 1/2"	6'-5 1/2"	3'-3 1/2"							
D-02-15	INTERIOR	207A	6-PANEL WOOD DOOR	2'-5 3/4"	6'-5 3/4"	3'-3 1/2"							
D-02-16	INTERIOR	207	6-PANEL WOOD DOOR	2'-7 1/2"	6'-5 1/2"	3'-3 1/2"							
D-02-17	INTERIOR	208	REMOVE DOOR										
D-02-18	INTERIOR	209	REMOVE DOOR										
D-02-19	INTERIOR	210	REMOVE DOOR										
D-02-20	INTERIOR	211	REMOVE DOOR										
D-02-21	INTERIOR	211A	6-PANEL WOOD DOOR	2'-5 1/2"	6'-5"	3'-2 1/2"							
D-02-22	INTERIOR	211	6-PANEL WOOD DOOR	2'-5 3/4"	6'-5"	3'-2 1/2"							
D-03-01	INTERIOR	A03	EXISTING TO REMAIN										
D-03-02	INTERIOR	A01	EXISTING TO REMAIN										
D-03-03	INTERIOR	A03	EXISTING TO REMAIN										
D-03-04	INTERIOR	A04	EXISTING TO REMAIN										
D-03-05	INTERIOR	A02	EXISTING TO REMAIN										HISTORIC DOOR CURRENTLY REMOVED, NEEDS TO BE REINSTALLED

DOOR HARDWARE SCHEDULE

HARDWARE GROUP	TYPE OF WORK	MATERIAL	MATERIAL	HARDWARE
5	NEW HARDWARE	TBD	REMOVE EXISTING HARDWARE AND REPLACE WITH NEW HARDWARE	MORTISED HINGES, HANDLE SET INCLUDING DEADBOLT LOCK, INTERLOCKING WEATHERSTRIPPING
6	NEW HARDWARE	TBD	REMOVE EXISTING HARDWARE AND REPLACE WITH NEW HARDWARE	MORTISED HINGES, HANDLE SET INCLUDING DEADBOLT LOCK, KICK PLATE, INTERLOCKING WEATHERSTRIPPING, DOOR BELL

DOOR TAG LEGEND:
EG: D-02-05
D=DOOR
02=SECOND FLOOR
05=DOOR NUMBER

GENERAL NOTES:
1. CONTRACTOR SHALL VERIFY IN FIELD ALL WINDOW, DOOR ELEMENTS AND DIMENSIONS INCLUIDNG ROUGH OPENING AS REQUIRED FOR REPLACEMENTS.
2. ALL WORK SHALL BE EXECUTED BY A SOLE SOURCE U.S. EPA LEAD-SAFE CONTRACTOR FOLLOWING ALL LOCAL, STATE, AND FEDERAL GUIDELINES FOR LEAD-BASED PAINT REMOVAL WORK.
3. THE CONTRACTOR SHALL FOLLOW ALL LEAD-BASED PAINT SPECIFICATIONS AND COORDINATE WITH THE OWNER'S ABATEMENT AND AIR-MONITORING FOR A FULLY LEAD-SAFE.
4. THE CONTRACTOR SHALL INSTALL TEMPORARY INSULATED PROTECTION AT WINDOW/DOOR OPENINGS IN A REVERSIBLE, NON DAMAGING MANNER, SUFFICIENT TO SECURE THE BUILDING AGAINST WEATHER AND INTRUSION DURING THE TIME THE SASH ARE ABSENT FOR RESTORATION OR REPLACEMENT.

DOOR REPAIR/REPLACEMENT NOTES:

DOOR REMOVAL:
ALL REMOVED DOORS ARE TO BE SALVAGED AND CAREFULLY STORED. DOORS SHOULD BE ANALYZED DURING CONSTRUCTION BY ARCHITECT AND DESIGN TEAM TO DETERMINE IF AND WHERE THEY CAN BE REINSTALLED.

EXTERIOR DOOR RESTORATION:
REMOVE SECONDARY GLAZING AND STORM DOOR. RESTORE DETERIORATED WOOD. REPAIR FRAME IN-SITU. DOOR SHOULD BE STRIPPED OF ALL PAINT, CAULK, FILLER, AND INAPPROPRIATE PATCHES FOLLOWING LEAD SAFE PRACTICES. PREPARE, PRIME AND PAINT WITH TWO COATS, AND RESTORE TO COMPLETE FUNCTIONING CONDITIONS. REINSTALL DOOR AFTER COMPLETION OF REPAIRS. REMOVE AND REPLACE ALL GLASS WITH NEW VACUUM INSULATED GLAZING AND GLAZING PUTTY. REPAIR INTERIOR FINISHES DAMAGED BY THE WORK. RESTORE ALL HARDWARE WHERE PRESENT, AND REPLACE WITH NEW BRASS HARDWARE WHERE MISSING. MODELS TO BE APPROVED BY OWNER AND ARCHITECT.

1 DOOR AND HARDWARE SCHEDULES
SCALE: NTS

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SYLVESTER MANOR
MAILING ADDRESS:
P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN NTS

NO.	SUBMISSIONS/ REVISIONS	DATE
7	NYSCA SUBMISSION	11.21.2024
6	DD SUBMISSION	04.12.2024
5	DOB FILING	01.31.2024
4	PRE-DOB SUBMISSION TO SM	01.11.2024
3	NYSCA SUBMISSION	01.09.2024
2	SD COST ESTIMATING - ELLANA	12.12.2023
1	SD SUBMISSION	10.06.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT
SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME
DOOR SCHEDULE

SEAL & SIGNATURE

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	A-604.00
DWG COUNT:	61 OF ##

REGISTRATION EXPIRATION DATE: 11/30/2026

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INTERIOR FINISH SCHEDULE

				Base				Walls				Trim					
Floor	Room No.	Room Name	Floor	North	South	East	West	North	South	East	West	North	South	East	West	Ceiling	Remarks
Basement	B01	MER	EXISTING	EXISTING													
	B02	Coal Storage	EXISTING	EXISTING													
	B03	Hall	EXISTIING	EXISTIING													
	B04	Kitchen	T-XX	TBD													
	B05	Workroom	TBD	TBD													
	B06	ADA Restroom	T-XX	TBD													
	B07	Hall	EXISTIING	EXISTIING													
	B08	Trashroom/Recycling	T-XX	TBD													
	B09	Hallway	EXISTING	EXISTING													
	B10	Laundry Room	EXISTING	EXISTING													
	B11	MER	EXISTIING	EXISTIING													
	B12	Electrical Room	C.I.P. Conc.	TBD													
	B13	MER	EXISTING	TBD													
	B14	Elevator Shaft	C.I.P. Conc.	N/A													
First Floor	101	Morning Room															
	102	Center Hall															
	103	Ladies Parlor															
	104	Side Stair															
	105	Dining Room															
	106	Conference Room															
	107	Multi-Purpose Room															
	107A	Closet															
	107B	Closet															
	107C	Chair Storage															
	107D	Coat Closet															
	108	West Office															
	108A	Closet															
	108B	Closet															
	109	Supply Room															
	110	Stage Landing															
	111	East Office															
	112	ADA Restroom															
	113	Library															
	114	East Porch															
	115	West Porch															
Second Floor	201	Southeast Bedroom															
	201A	Closet															
	202A	South Hallway															
	202B	North Hallway															
	203	Southwest Bedroom															
	203A	Closet															
	204	West Bedroom															
	204A	Side Stair															
	205	Common Room															
	206	Guest Room #3															
	206A	Closet															
	206B	Bathroom															
	207	Guest Room #2															
	207A	Closet															
	207B	ADA Bathroom															
	211	East Bedroom															
	211A	Closet															
	211B	Bathroom															
	212	Closet															
Attic	A01	Attic - Southeast															
	A02	Attic - South Center															
	A03	Attic - Southwest															
	A04	Attic - North															

FINISH LEGEND

	Mark	Description
Tile	T-XX	
Carpet	C-XX	
Paint	PT-XX	
Stone	ST-XX	
Wall Covering	WC-XX	
Wood	WD-XX	
Finish	F-XX	
Misc	M-XX	

ARCHITECT

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Architecture, Historic Preservation, & Building Envelope Consulting
594 Broadway, Suite 919, New York, NY 10012
212.477.7976 / info@preservationstudio.com

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JABLONKSI BUILDING CONSERVATION, INC.
(MORTAR/PAINT ANALYSIS)
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USA: 417 LAFAYETTE STREET, FLOOR 6 NEW YORK, NY 10003

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(LAND SURVEYOR)
3330 NOYAC ROAD, PO BOX 1328
SAG HARBOR, NY 11963

CLIENT / OWNER

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PROJECT

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INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

INTERIOR FINISH SCHEDULE

SEAL & SIGNATURE

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DWG COUNT:	62 OF ##

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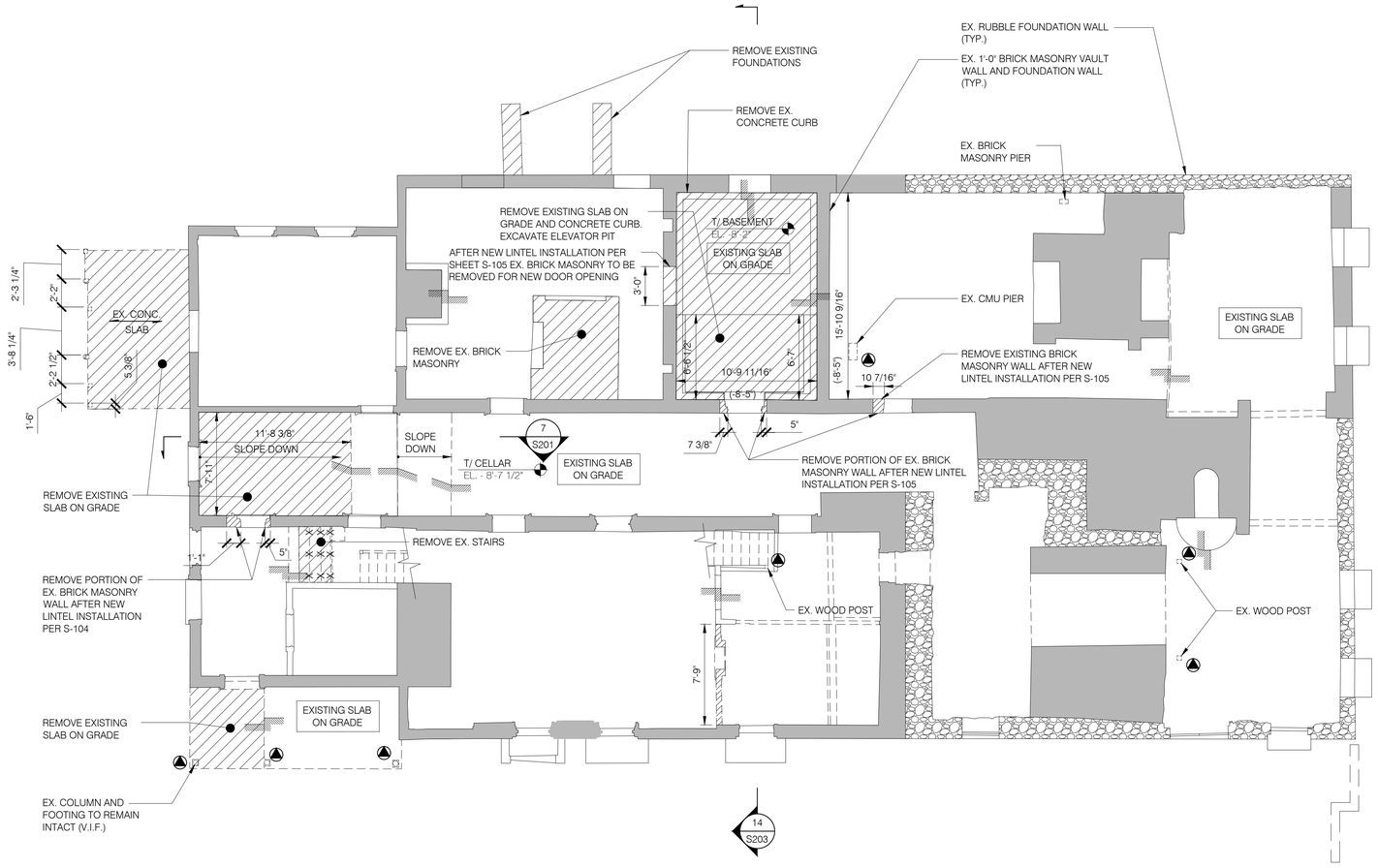
LEGEND

- EXISTING CLAY BRICK MASONRY WALL
- EXISTING RUBBLE MASONRY WALL
- EXISTING CONCRETE WALL
- NEW CMU BLOCK WALL
- NEW CONCRETE WALL
- EXISTING INTERMEDIATE PARTITION WALL TO REMAIN
- EXISTING INTERMEDIATE PARTITION WALL TO BE REMOVED
- AREA OF EXISTING WALL OR SUBFLOOR TO BE REMOVED
- EXISTING WOOD JOIST
- EXISTING WOOD BEAM
- EXISTING STEEL BEAM
- SINGLE SISTER ON EXISTING JOIST/ HEADER/ TRIMMER
- DOUBLE SISTER ON EXISTING JOIST HEADER / TRIMMER
- NEW WOOD / STEEL BEAM
- NEW WOOD / STEEL JOIST
- EXISTING FRAMING TO BE REMOVED
- PROPERTY LINE
- BUILDING LINE
- COLUMN UP
- COLUMN DOWN
- EXISTING CONCRETE SLAB OR PLYWOOD SPAN DIRECTION
- FLOOR / SLAB DEPRESSION
- [-X'-X"] PROPOSED FOOTING BOTTOM ELEVATION
- (-X'-X") EXISTING FOOTING BOTTOM ELEVATION
- NEW BEAM POCKET
- EXISTING BEAM POCKET
- BEAM CANTILEVER
- MOMENT CONNECTION
- HANGER



NOTES:

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3. EXISTING 1st FLOOR EL. 0'-0" EQUALS EL. 21.60' ABOVE NAVD88 DATUM).
4. ALL NEW PLYWOOD SHALL BE ¾" EXPOSURE 1 GRADE TONGUE AND GROOVE .
5. ALL NEW WOOD JOISTS TO BE DOUGLAS FIR LARCH (NORTH) STRUCTURAL SELECT (DFSS) WITH MIN. Fb = 1400 PSI. U.O.N.
6. ALL COLD-FORMED STEEL JOIST TO BE MARINOWARE Fy=50 KSI.
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12. SPLICE BEAMS AS NECESSARY WITH FULL MOMENT CONNECTION PER DETAILER.

EXISTING BASEMENT PLAN

3/16" = 1'-0"

ARCHITECT

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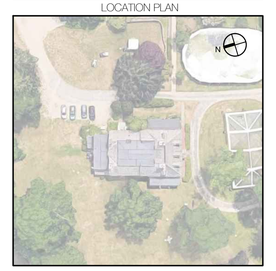
(ENVIORNMENTAL TESTING)
243 WEST 30TH STREET, SUITE 701
NEW YORK, NY 10001
TEL. 212.420.8119

CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM
P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN



NO.	SUBMISSIONS/ REVISIONS	DATE
	FOR FILING	08.08.2024
	PROGRESS	08.11.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

EXISTING BASEMENT PLAN

SEAL & SIGNATURE

STATE OF NEW YORK
DOMINIC M. GULLEN
NO. 080951
LICENSED PROFESSIONAL ENGINEER

REGISTRATION EXPIRATION DATE: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	S-100
DWG COUNT:	01 OF 17

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LEGEND

- EXISTING CLAY BRICK MASONRY WALL
- EXISTING RUBBLE MASONRY WALL
- EXISTING CONCRETE WALL
- NEW CMU BLOCK WALL
- NEW CONCRETE WALL
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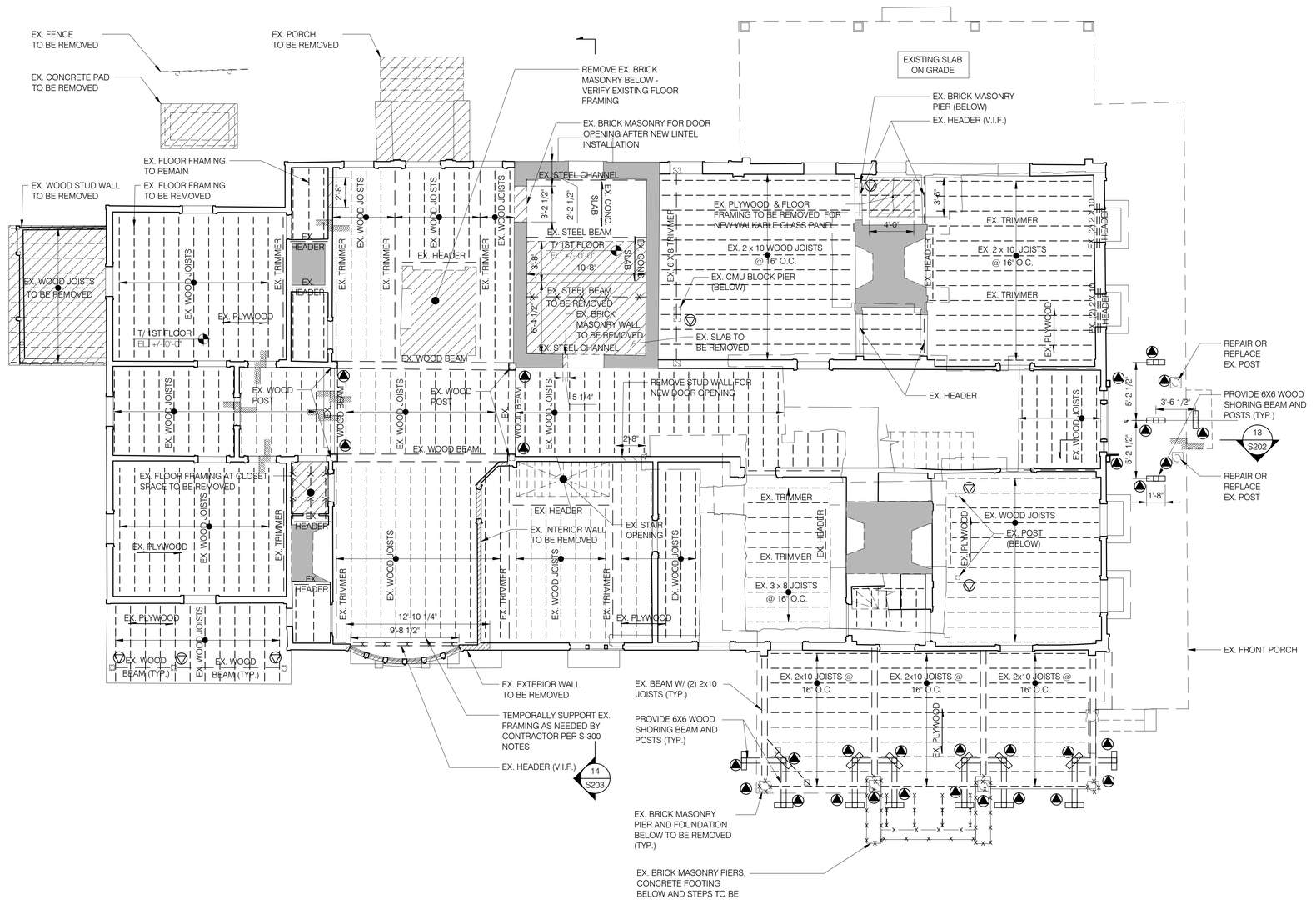

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EXISTING 1st FLOOR FRAMINGPLAN

3/16" = 1'-0"

ARCHITECT

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(MORTAR/PAINT ANALYSIS)
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NEW YORK, NY 10001
TEL. 212.420.8119

CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM
P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
	FOR FILING	08.08.2024
	PROGRESS	08.11.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

EXISTING 1st FLOOR FRAMING PLAN

SEAL & SIGNATURE

STATE OF NEW YORK
DOMINIC M. CULEN
LICENSED PROFESSIONAL ENGINEER
No. 080957

REGISTRATION EXPIRATION DATE: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	S-101
DWG COUNT:	02 OF 17

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LEGEND

- EXISTING CLAY BRICK MASONRY WALL
- EXISTING RUBBLE MASONRY WALL
- EXISTING CONCRETE WALL
- NEW CMU BLOCK WALL
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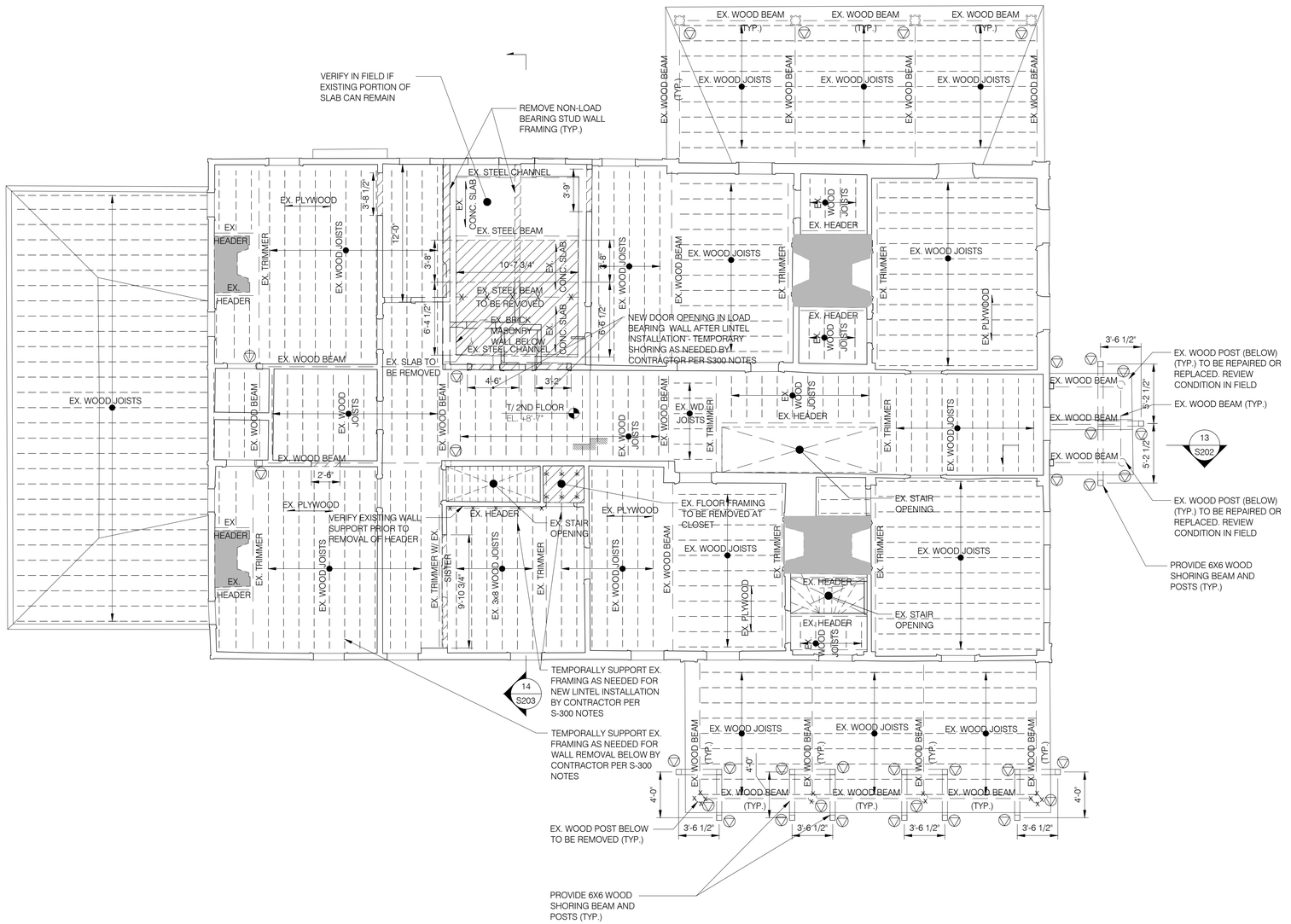

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EXISTING 2nd FLOOR FRAMING PLAN

3/16" = 1'-0"

ARCHITECT

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P.O. BOX 229
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LOCATION PLAN

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DOB JOB #

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DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

50 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

EXISTING 2nd FLOOR FRAMING PLAN

SEAL & SIGNATURE

STATE OF NEW YORK · DOMINIC M. GULLERI · No. 080957 · LICENSED PROFESSIONAL ENGINEER

REGISTRATION: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
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DWG No:	S-102
DWG COUNT:	03 OF 17

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LEGEND

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- EXISTING RUBBLE MASONRY WALL
- EXISTING CONCRETE WALL
- NEW CMU BLOCK WALL
- NEW CONCRETE WALL
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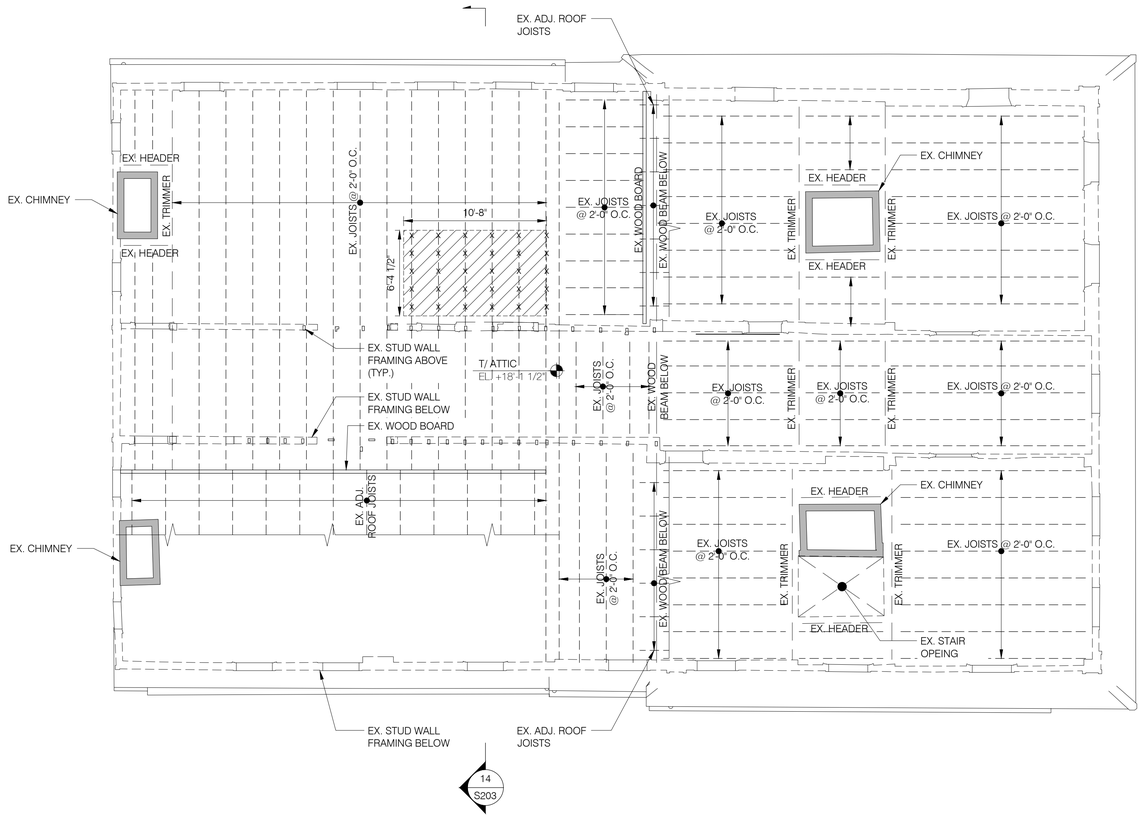
- EXISTING STEEL BEAM
- SINGLE SISTER ON EXISTING JOIST/ HEADER/ TRIMMER
- DOUBLE SISTER ON EXISTING JOIST HEADER / TRIMMER
- NEW WOOD / STEEL BEAM
- NEW WOOD / STEEL JOIST
- EXISTING FRAMING TO BE REMOVED
- PROPERTY LINE
- BUILDING LINE
- COLUMN UP
- COLUMN DOWN
- EXISTING CONCRETE SLAB OR PLYWOOD SPAN DIRECTION
- FLOOR / SLAB DEPRESSION
- [-X'-X"] PROPOSED FOOTING BOTTOM ELEVATION
- (-X'-X") EXISTING FOOTING BOTTOM ELEVATION
- NEW BEAM POCKET
- EXISTING BEAM POCKET
- BEAM CANTILEVER
- MOMENT CONNECTION
- HANGER



EXISTING ATTIC PLAN

3/16" = 1'-0"

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(ENVIORNMENTAL TESTING)
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NEW YORK, NY 10001
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CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM
P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
	FOR FILING	08.08.2024
	PROGRESS	08.11.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

EXISTING ATTIC PLAN

SEAL & SIGNATURE

STATE OF NEW YORK
DOMINIC M. CULLERI
LICENSED PROFESSIONAL ENGINEER
NO. 080957

REGISTRATION: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	S-103
DWG COUNT:	04 OF 17

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LEGEND

- EXISTING CLAY BRICK MASONRY WALL
- EXISTING RUBBLE MASONRY WALL
- EXISTING CONCRETE WALL
- NEW CMU BLOCK WALL
- NEW CONCRETE WALL
- EXISTING INTERMEDIATE PARTITION WALL TO REMAIN
- EXISTING INTERMEDIATE PARTITION WALL TO BE REMOVED
- AREA OF EXISTING WALL OR SUBFLOOR TO BE REMOVED
- EXISTING WOOD JOIST
- EXISTING WOOD BEAM
- EXISTING STEEL BEAM
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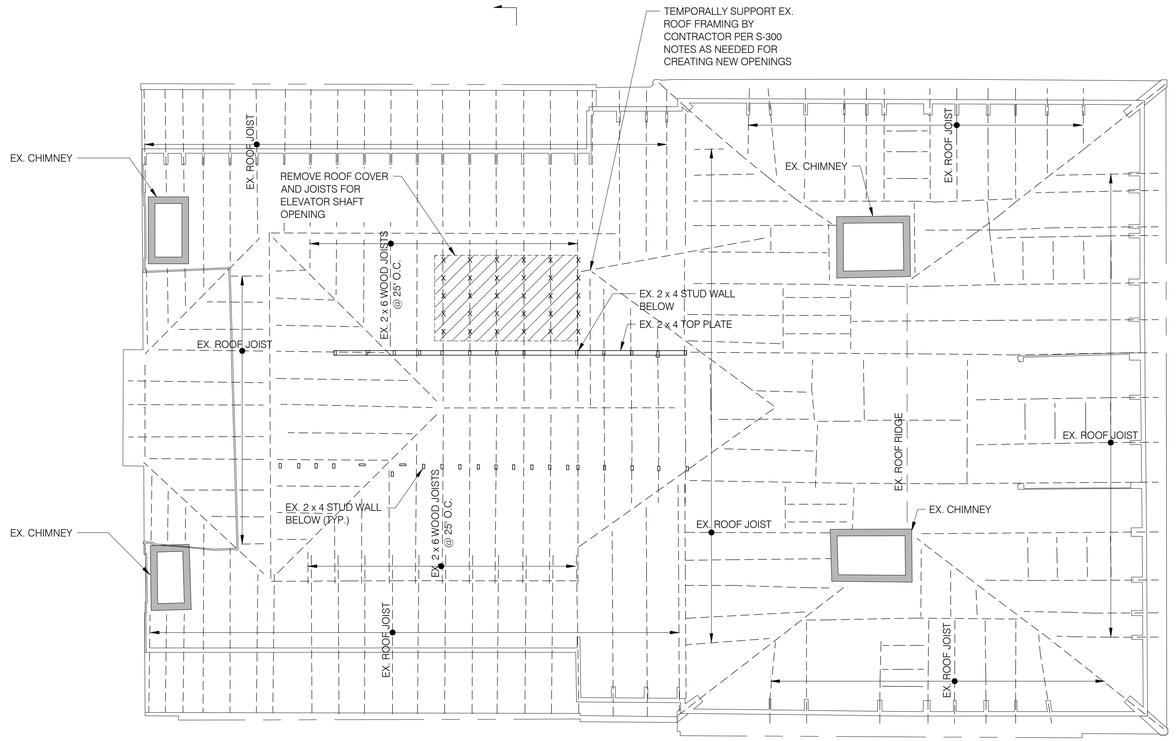

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EXISTING ROOF PLAN

3/16" = 1'-0"

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CLIENT / OWNER

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P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
	FOR FILING	08.08.2024
	PROGRESS	08.11.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

EXISTING ROOF PLAN

SEAL & SIGNATURE

STATE OF NEW YORK · DOMINIC M. GULLEN · NO. 080957 · LICENSED PROFESSIONAL ENGINEER

REGISTRATION EXPIRES: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	S-104
DWG COUNT:	05 OF 17

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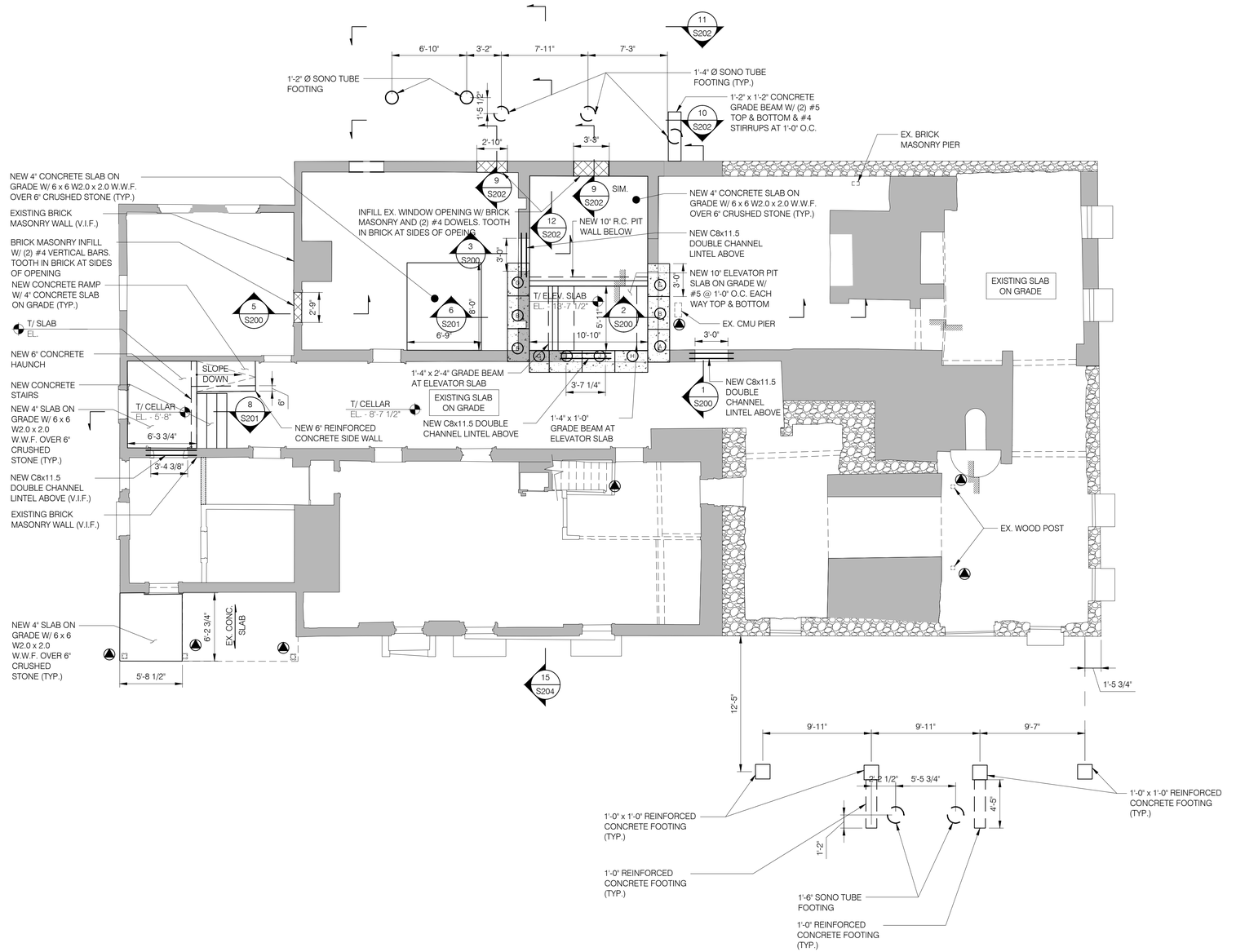

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PROPOSED BASEMENT PLAN

3/16" = 1'-0"

ARCHITECT

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CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM

P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
	FOR FILING	08.08.2024
	PROGRESS	08.11.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

PROPOSED BASEMENT PLAN

SEAL & SIGNATURE

STATE OF NEW YORK
DOMINIC M. CULLEN
NO. 080957
LICENSED PROFESSIONAL ENGINEER

REGISTRATION EXPIRATION DATE 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
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DWG COUNT:	06 OF 17

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LEGEND

- EXISTING CLAY BRICK MASONRY WALL
- EXISTING RUBBLE MASONRY WALL
- EXISTING CONCRETE WALL
- NEW CMU BLOCK WALL
- NEW CONCRETE WALL
- EXISTING INTERMEDIATE PARTITION WALL TO REMAIN
- EXISTING INTERMEDIATE PARTITION WALL TO BE REMOVED
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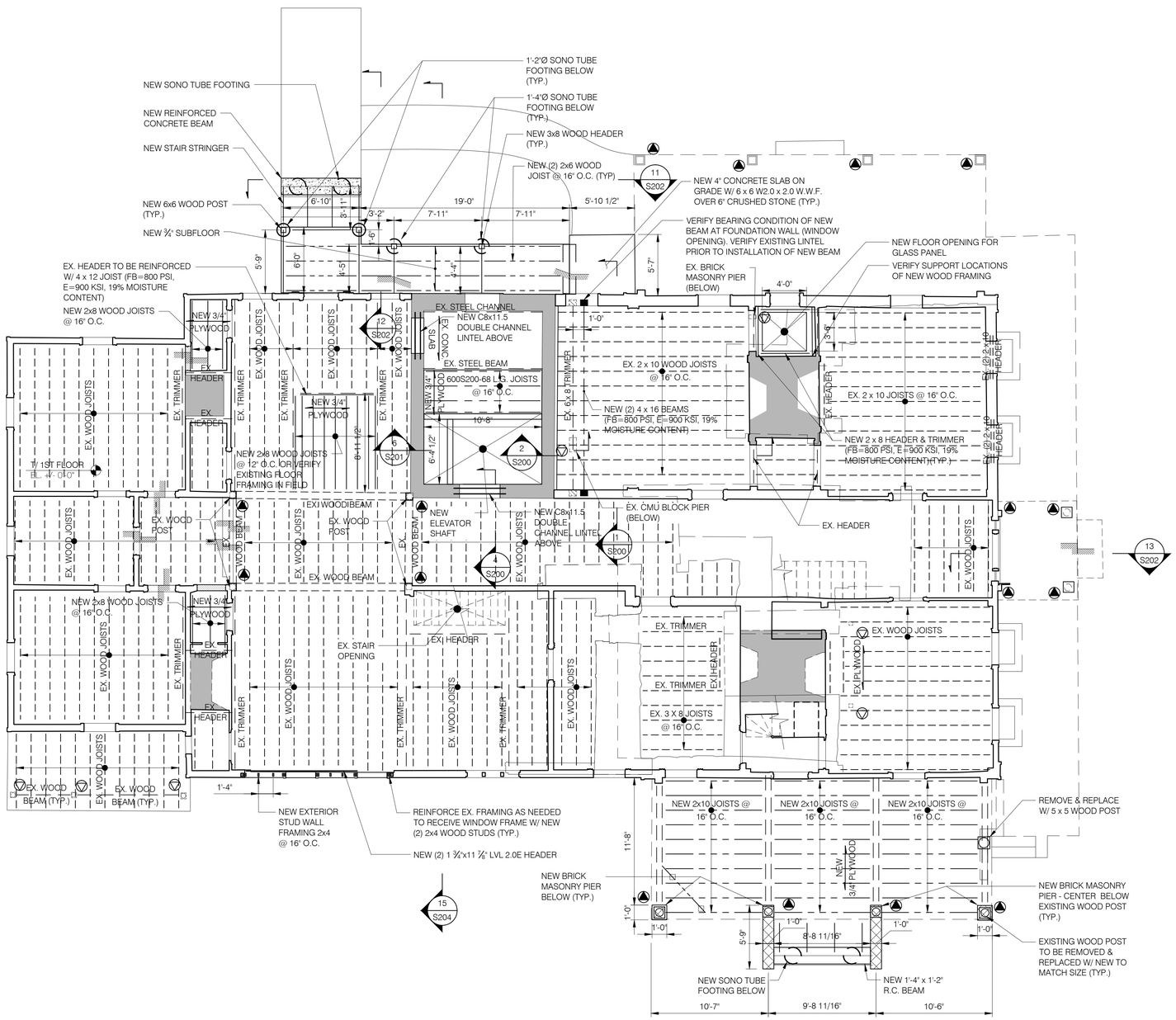

PROPOSED 1st FLOOR FRAMING PLAN

3/16" = 1'-0"

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P.O. BOX 229
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LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
	FOR FILING	08.08.2024
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DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

PROPOSED 1st FLOOR FRAMING PLAN

SEAL & SIGNATURE

STATE OF NEW YORK · DOMINIC M. CULLEN · NO. 080957 · LICENSED PROFESSIONAL ENGINEER

REGISTRATION EXPIRES: 11/30/2023

DATE:	06.01.2023
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DWG COUNT:	07 OF 17

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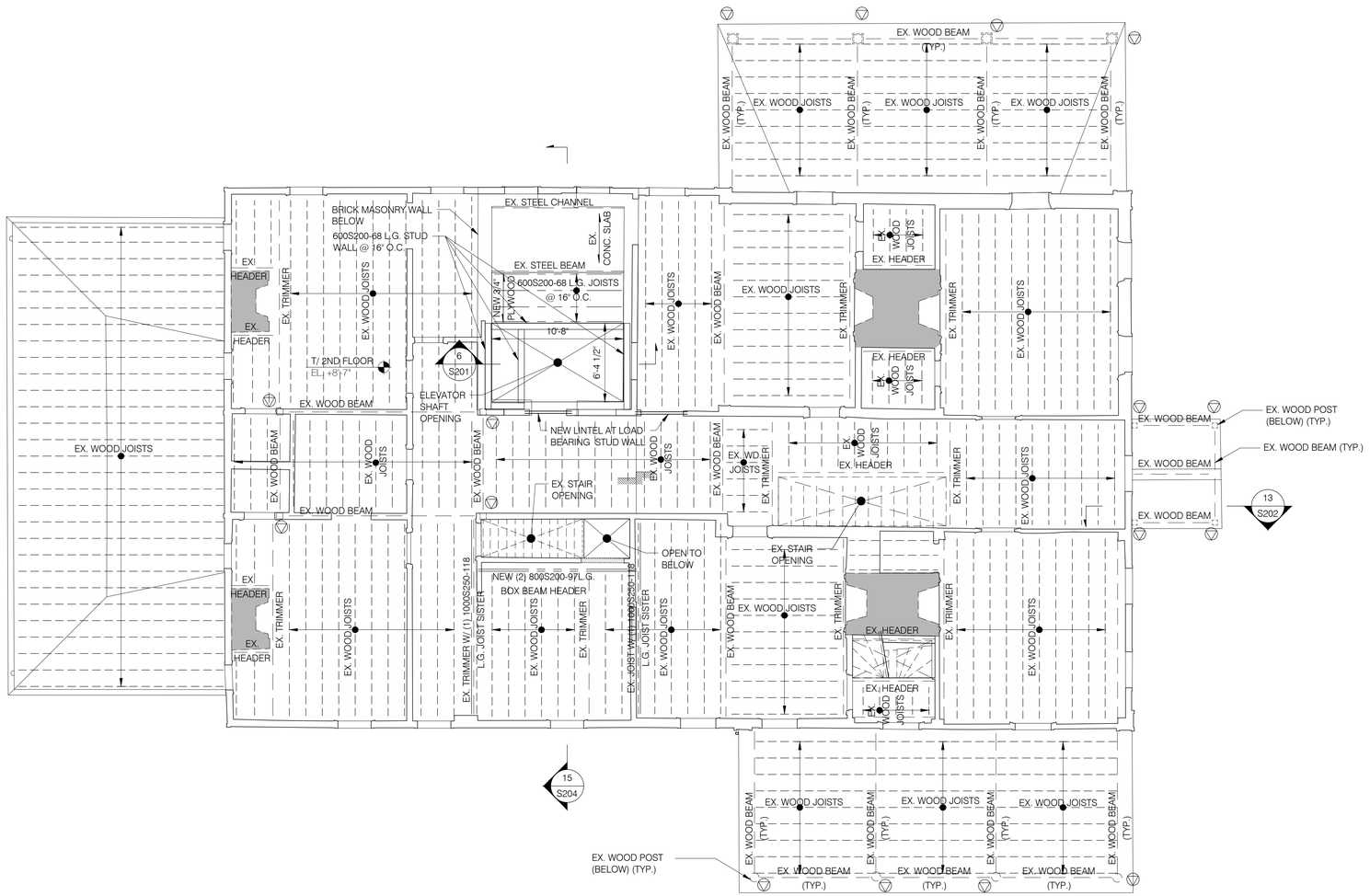

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11. ALL CONCRETE MASONRY WALLS TO HAVE A DRY WEIGHT OF 115 PCF AND MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI.
12. SPLICE BEAMS AS NECESSARY WITH FULL MOMENT CONNECTION PER DETAILER.

PROPOSED 2nd FLOOR FRAMING PLAN

3/16" = 1'-0"

ARCHITECT

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159 Broadway, Suite 919, New York, NY 10012
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HAWTHORNE, NY 10532

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A DEGREE OF FREEDOM, PLLC
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NEW YORK, NY 10011

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(MORTAR/PAINT ANALYSIS)
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NEW YORK, NY 10001

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JLC ENVIRONMENTAL CONSULTANTS, INC.
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243 WEST 30TH STREET, SUITE 701
NEW YORK, NY 10001
TEL. 212.420.8119

CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM

P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
	PROGRESS	08.11.2023
	FOR FILING	08.08.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

PROPOSED 2nd FLOOR FRAMING PLAN

SEAL & SIGNATURE

STATE OF NEW YORK · DOMINIC M. CULLEN · LICENSED PROFESSIONAL ENGINEER · NO. 080957

REGISTRATION EXPIRES: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	S-107
DWG COUNT:	08 OF 17

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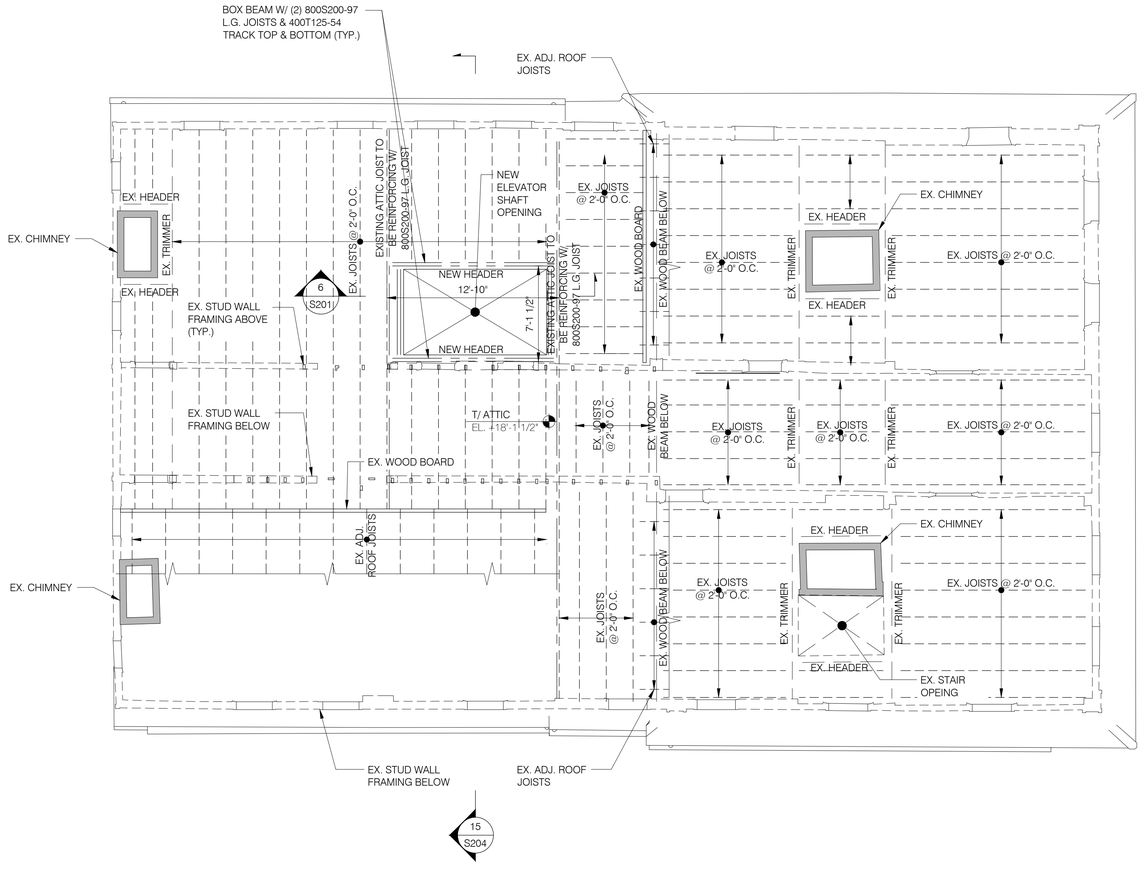
LEGEND

- EXISTING CLAY BRICK MASONRY WALL
- EXISTING RUBBLE MASONRY WALL
- EXISTING CONCRETE WALL
- NEW CMU BLOCK WALL
- NEW CONCRETE WALL
- EXISTING INTERMEDIATE PARTITION WALL TO REMAIN
- EXISTING INTERMEDIATE PARTITION WALL TO BE REMOVED
- AREA OF EXISTING WALL OR SUBFLOOR TO BE REMOVED
- EXISTING WOOD JOIST
- EXISTING WOOD BEAM
- EXISTING STEEL BEAM
- SINGLE SISTER ON EXISTING JOIST/ HEADER/ TRIMMER
- DOUBLE SISTER ON EXISTING JOIST HEADER / TRIMMER
- NEW WOOD / STEEL BEAM
- NEW WOOD / STEEL JOIST
- EXISTING FRAMING TO BE REMOVED
- PROPERTY LINE
- BUILDING LINE
- COLUMN UP
- COLUMN DOWN
- EXISTING CONCRETE SLAB OR PLYWOOD SPAN DIRECTION
- FLOOR / SLAB DEPRESSION
- [-X'-X"] PROPOSED FOOTING BOTTOM ELEVATION
- (-X'-X") EXISTING FOOTING BOTTOM ELEVATION
- NEW BEAM POCKET
- EXISTING BEAM POCKET
- BEAM CANTILEVER
- MOMENT CONNECTION
- HANGER



PRROPOSED ATTIC PLAN

3/16" = 1'-0"

NOTES:

1. INFORMATION PROVIDED ON THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ARCHITECTURAL & MECHANICAL DRAWINGS.
2. ALL EXISTING CONDITIONS TO BE SURVEYED IN FIELD BY CONTRACTOR. CONTRACTOR SHALL NOTIFY THE ARCHITECT OR HIS REPRESENTATIVE OF ANY DISCREPANCIES CITED.
3. EXISTING 1st FLOOR EL. 0'-0" EQUALS EL. 21.60' ABOVE NAVD88 DATUM).
4. ALL NEW PLYWOOD SHALL BE ¾" EXPOSURE 1 GRADE TONGUE AND GROOVE .
5. ALL NEW WOOD JOISTS TO BE DOUGLAS FIR LARCH (NORTH) STRUCTURAL SELECT (DFSS) WITH MIN. Fb = 1400 PSI. U.O.N.
6. ALL COLD-FORMED STEEL JOIST TO BE MARINOWARE Fy=50 KSI.
7. ALL NEW FOUNDATIONS TO BEAR ON SOIL (ROCK) WITH A SAFE BEARING CAPACITY OF 1.5 TSF.
8. ALL CONCRETE SLAB ON GRADE TO BE CAST OVER 6" LAYER OF COMPACTTED POROUS FILL AND VAPOUR BARRIER PER ARCHITECT WITH 6" x 6" W2.0 x W2.0 WELDED WIRE FABRIC PLACED ¾" BELOW TOP OF SLAB.
9. ALL CONCRETE FOR FOUNDATIONS (FOOTINGS, SLAB ON GRADE, WALLS, COLUMNS) TO BE NORMAL WEIGHT CONCRETE WITH A MAXIMUM DRY WEIGHT OF 145 PCF AND A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS.
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CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM
P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
	FOR FILING	08.08.2024
	PROGRESS	08.11.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

PROPOSED ATTIC PLAN

SEAL & SIGNATURE

STATE OF NEW YORK
DOMINIC M. CULLEN
LICENSED PROFESSIONAL ENGINEER
NO. 080957

REGISTRATION: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	S-108
DWG COUNT:	09 OF 17

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LEGEND

- EXISTING CLAY BRICK MASONRY WALL
- EXISTING RUBBLE MASONRY WALL
- EXISTING CONCRETE WALL
- NEW CMU BLOCK WALL
- NEW CONCRETE WALL
- EXISTING INTERMEDIATE PARTITION WALL TO REMAIN
- EXISTING INTERMEDIATE PARTITION WALL TO BE REMOVED
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- EXISTING STEEL BEAM
- SINGLE SISTER ON EXISTING JOIST/ HEADER/ TRIMMER
- DOUBLE SISTER ON EXISTING JOIST HEADER / TRIMMER
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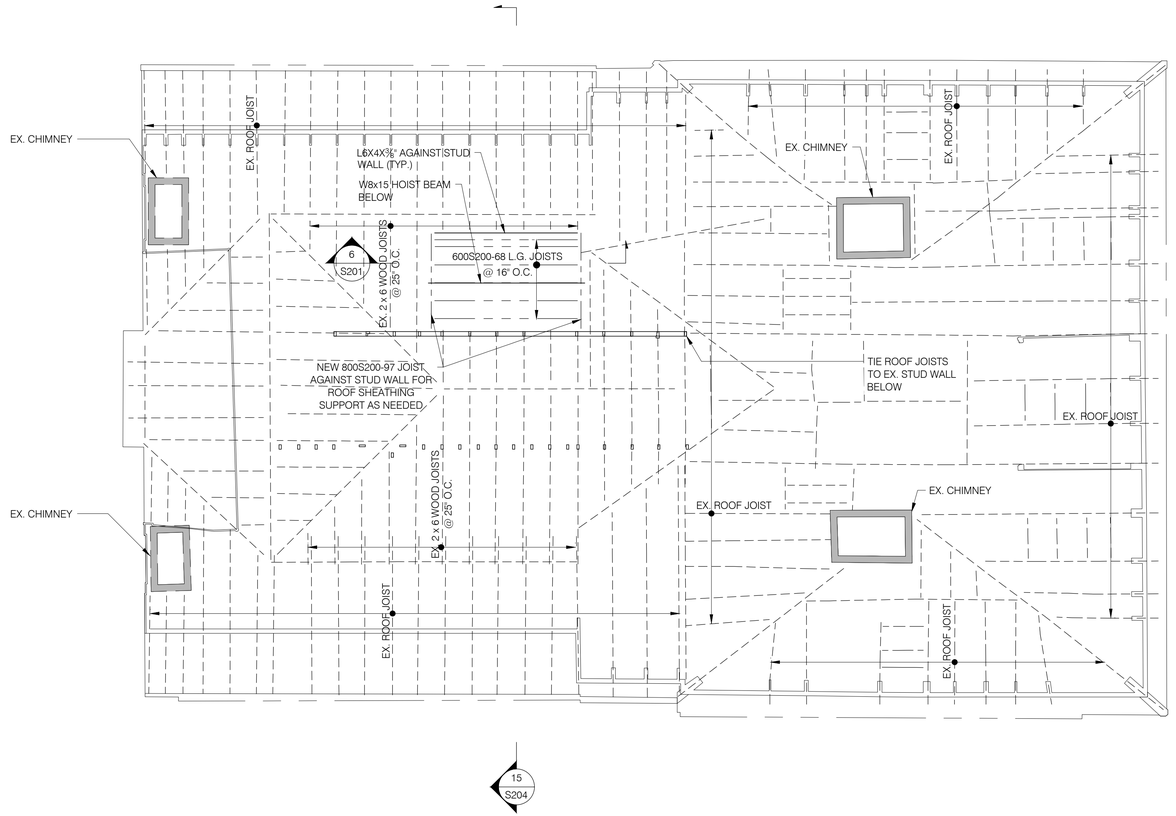

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PROPOSED ROOF PLAN

3/16" = 1'-0"

ARCHITECT

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NEW YORK, NY 10001
TEL. 212.420.8119

CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM

P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
	FOR FILING	08.08.2024
	PROGRESS	08.11.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

PROPOSED ROOF PLAN

SEAL & SIGNATURE

STATE OF NEW YORK · DOMINIC M. GULLEN · NO. 080957 · LICENSED PROFESSIONAL ENGINEER

REGISTRATION EXPIRES: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	S-109
DWG COUNT:	10 OF 17

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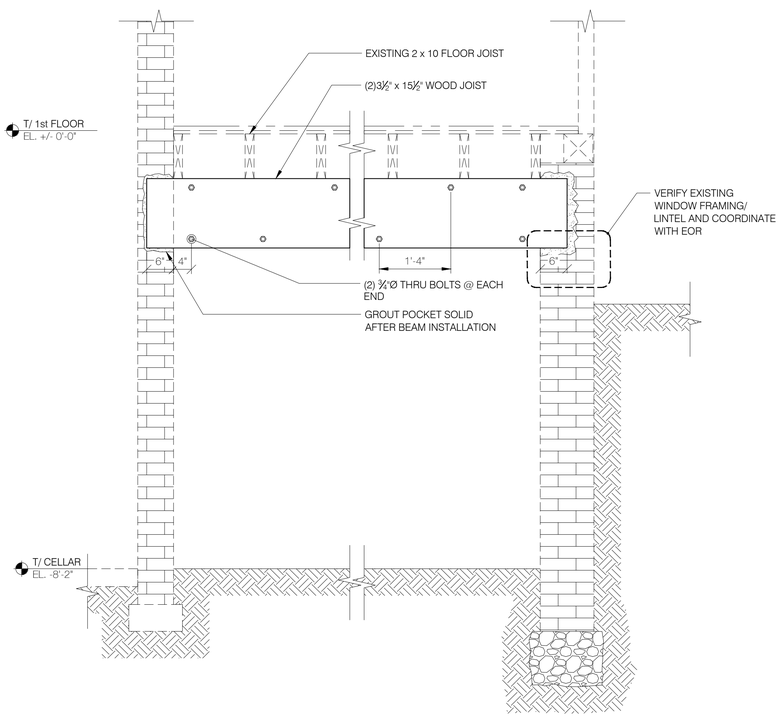
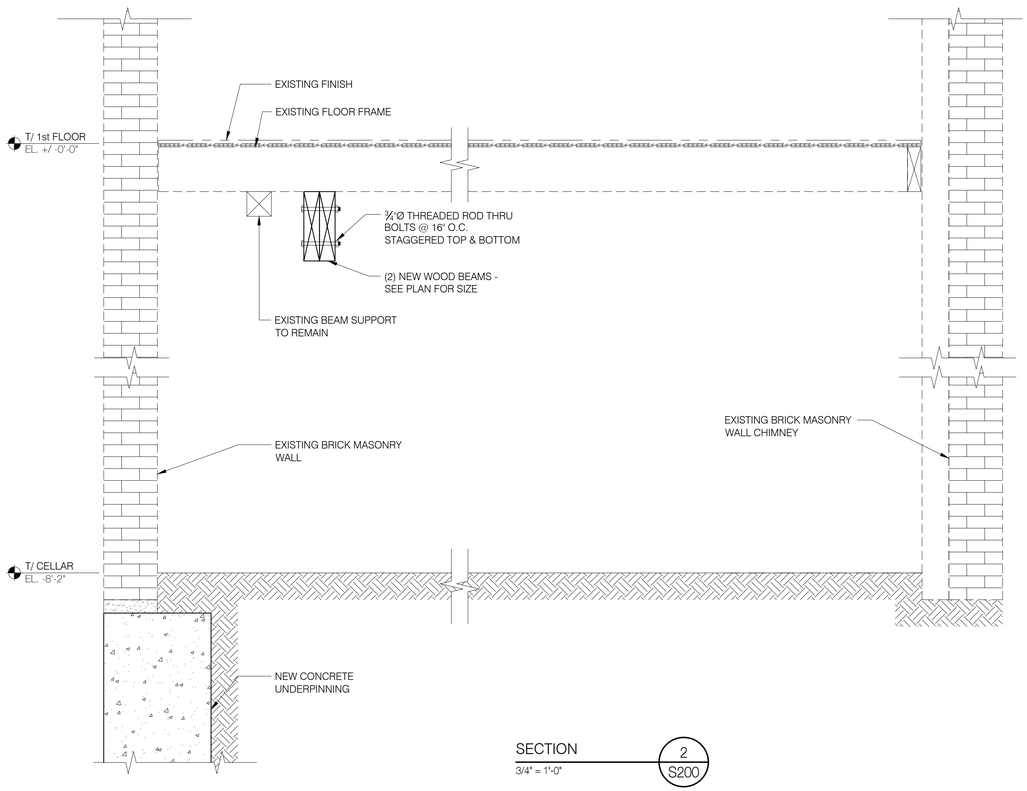


SECTION 1 / S200
3/4" = 1'-0"



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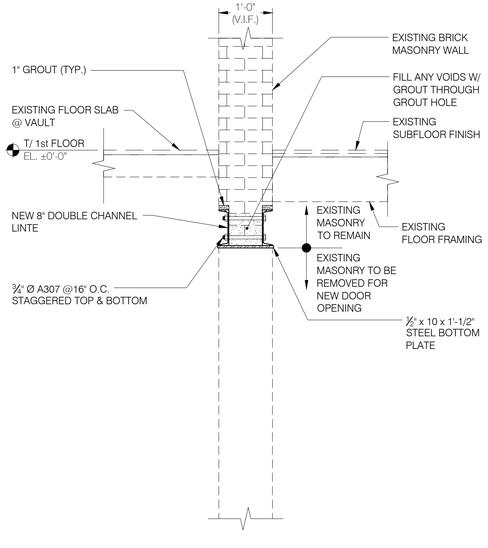
3/4" = 1'-0"



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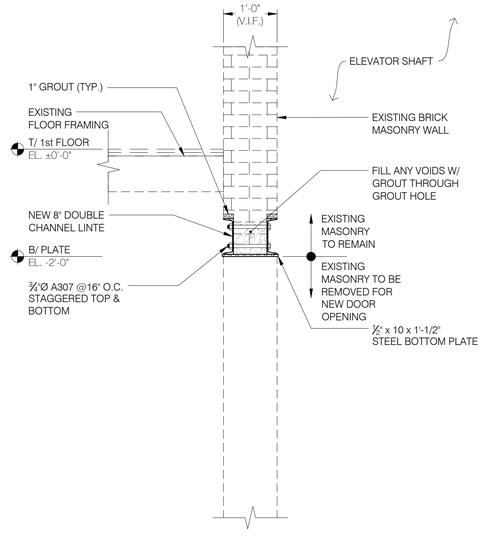

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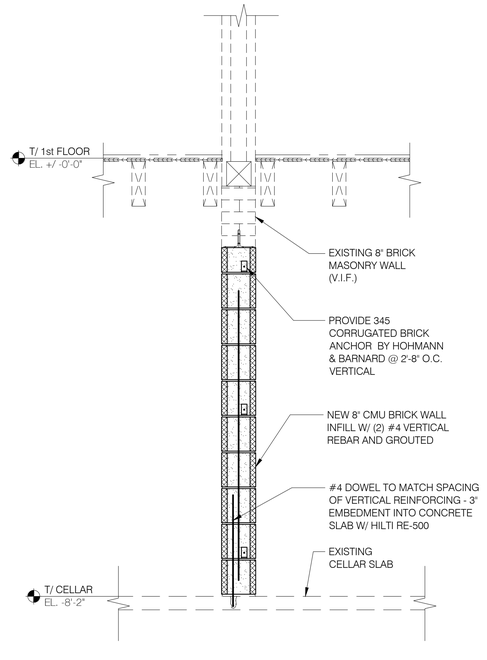

SECTION 5 / S200
3/4" = 1'-0"

ARCHITECT

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NEW YORK, NY 10001
TEL. 212.420.8119

CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM
P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
	FOR FILING	08.08.2024
	PROGRESS	08.11.2023

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT
SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME
STRUCTURAL SECTIONS I

SEAL & SIGNATURE
STATE OF NEW YORK
DOMINIC M. CULLEN
LICENSED PROFESSIONAL ENGINEER
NO. 080957
REGISTRATION EXPIRATION: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	S-200
DWG COUNT	11 OF 17

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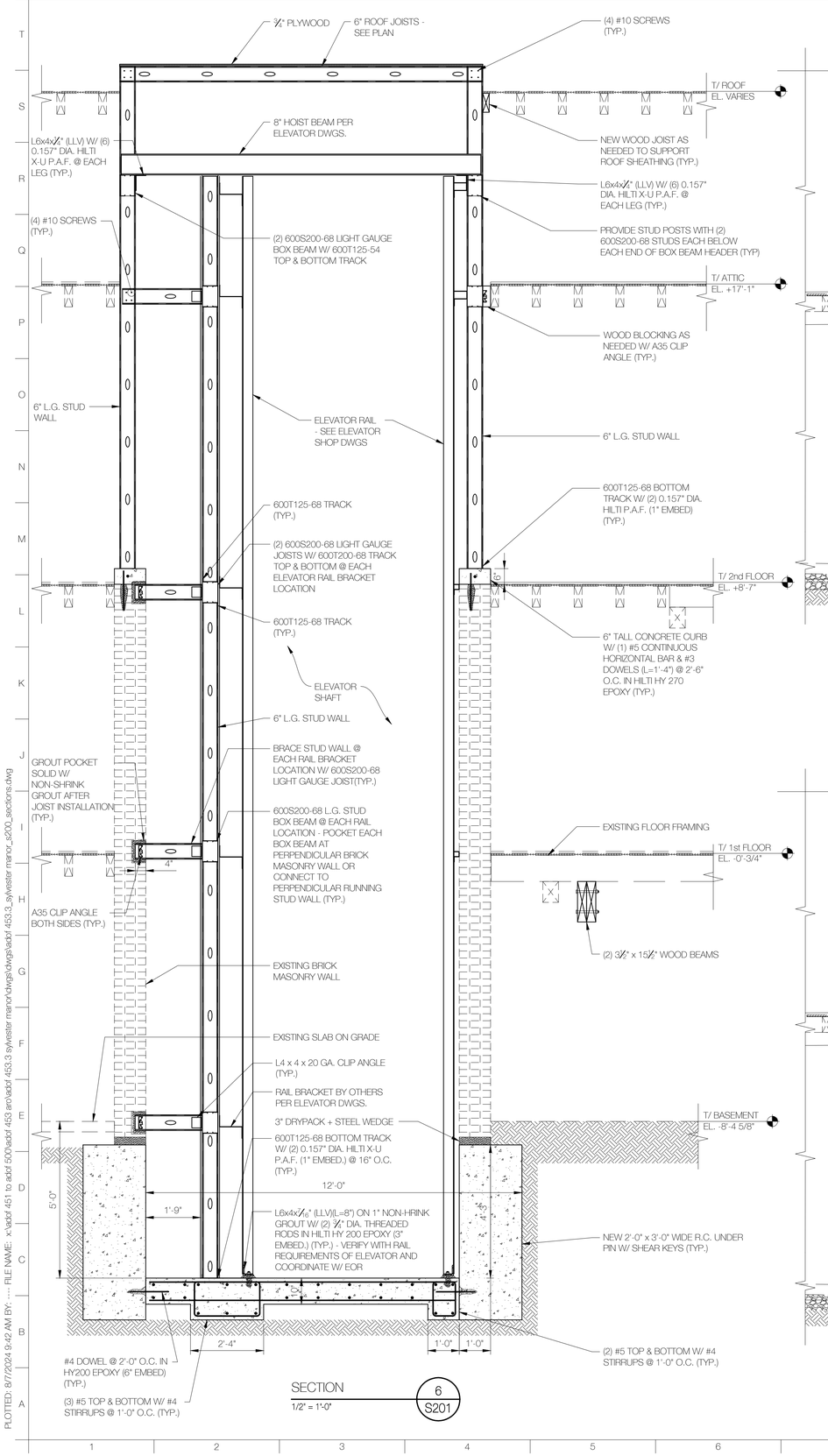
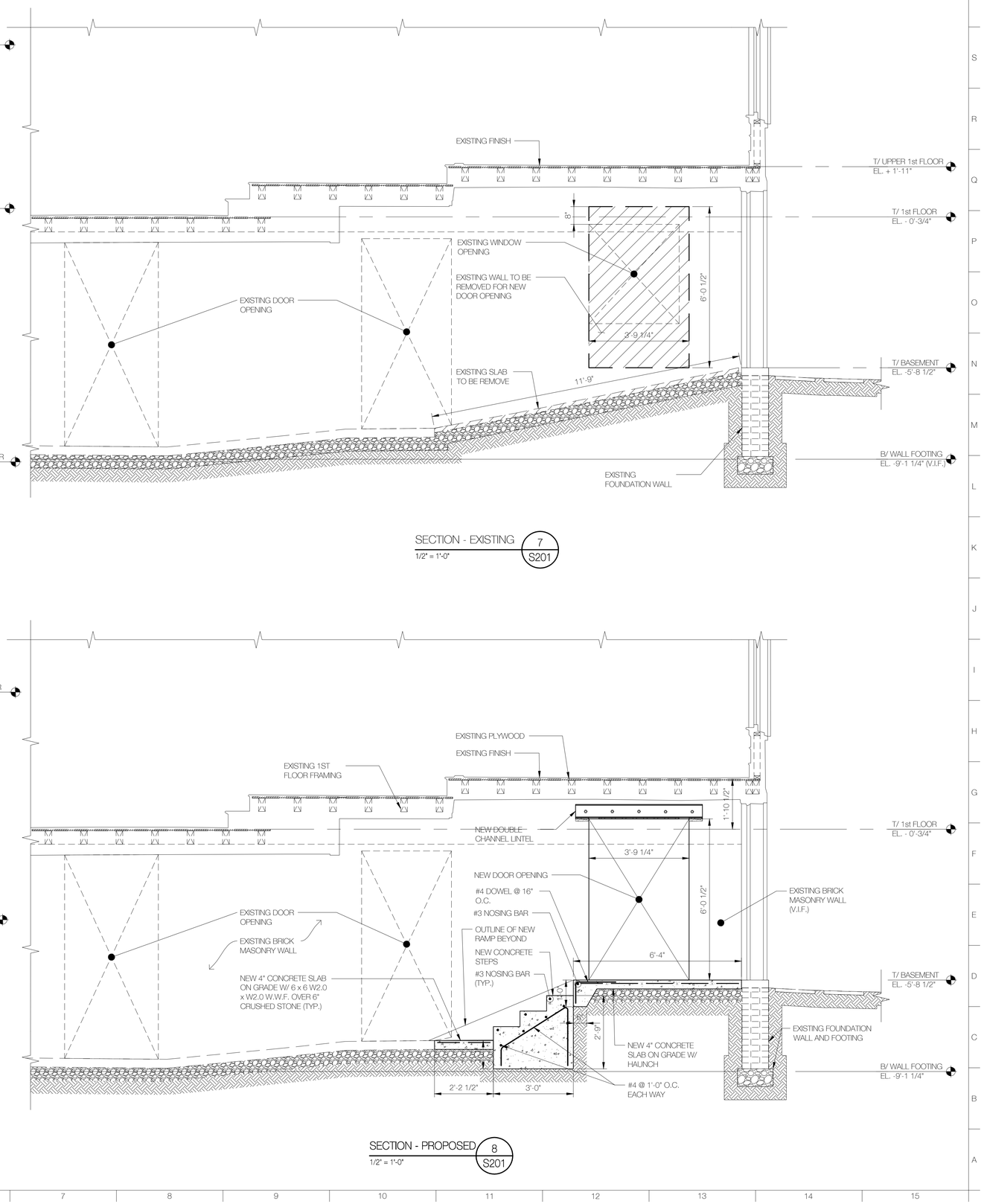


SECTION
1/2" = 1'-0"
6
S201



SECTION - EXISTING
1/2" = 1'-0"
7
S201

SECTION - PROPOSED
1/2" = 1'-0"
8
S201

ARCHITECT

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NO.	SUBMISSIONS/ REVISIONS	DATE
	FOR FILING	08.08.2024
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DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT
SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME
STRUCTURAL SECTIONS II

SEAL & SIGNATURE
STATE OF NEW YORK
DOMINIC M. GULLERI
NO. 080957
LICENSED PROFESSIONAL ENGINEER
REGISTRATION EXPIRES: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	S-201
DWG COUNT	12 OF 17

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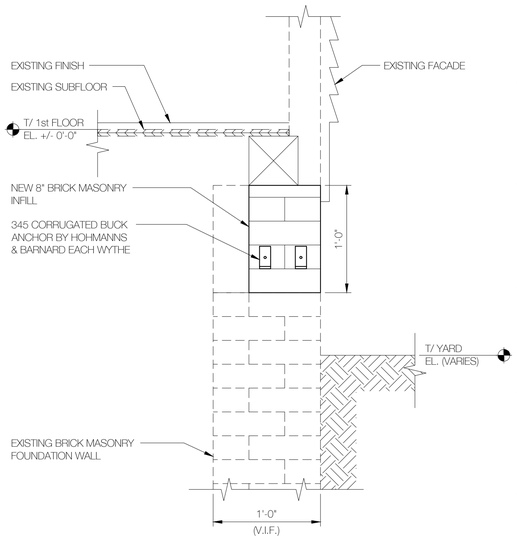

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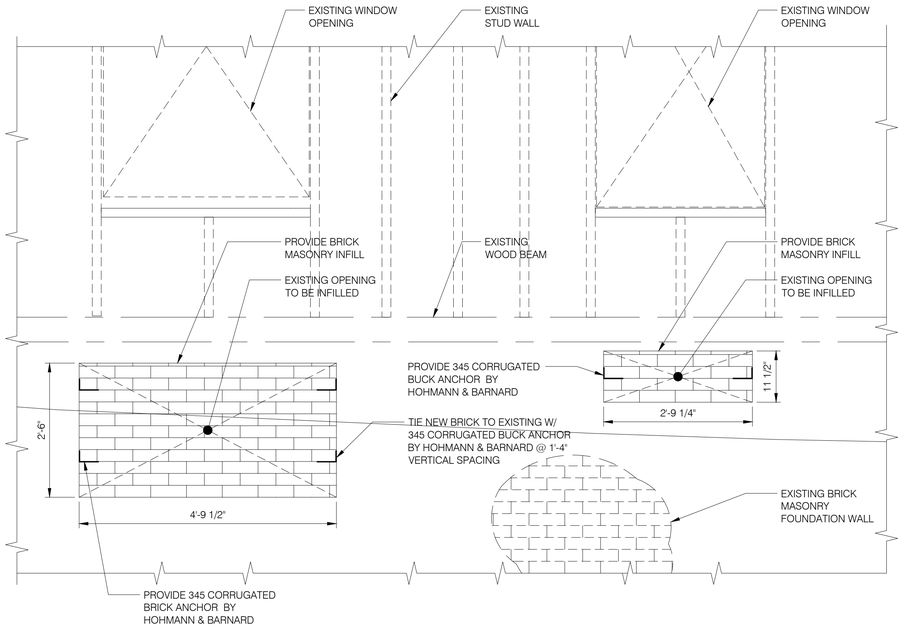
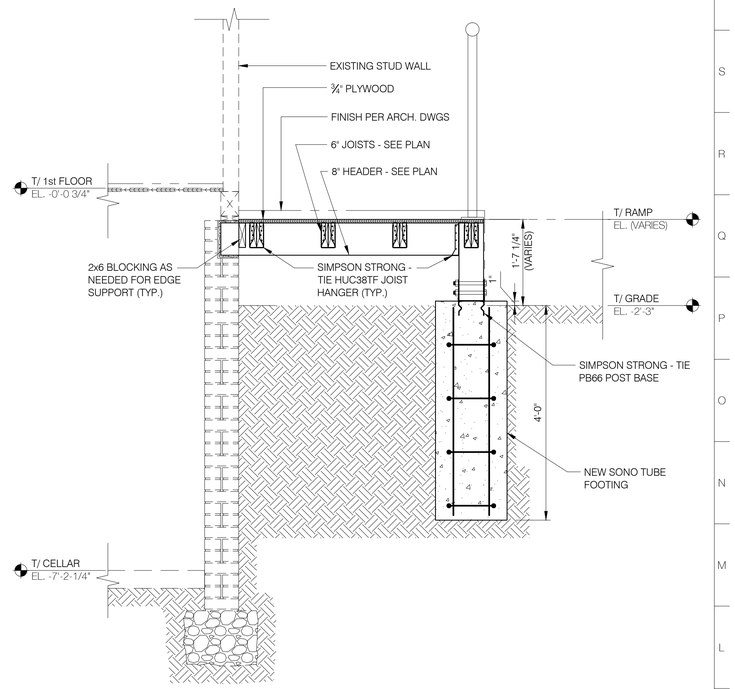
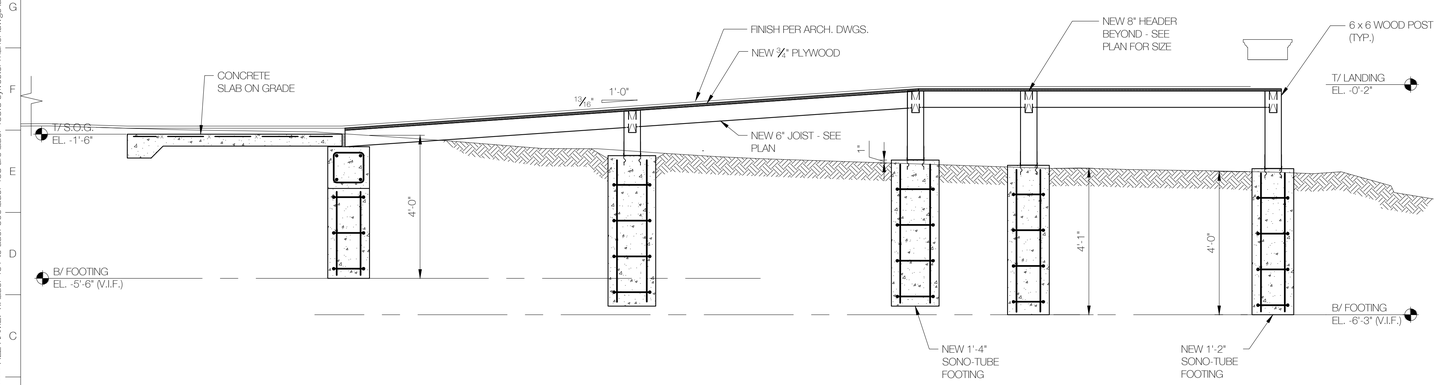
1 1/2" = 1'-0" S202



ELELVATION 10
3/4" = 1'-0" S202



SECTION 12
3/4" = 1'-0" S202



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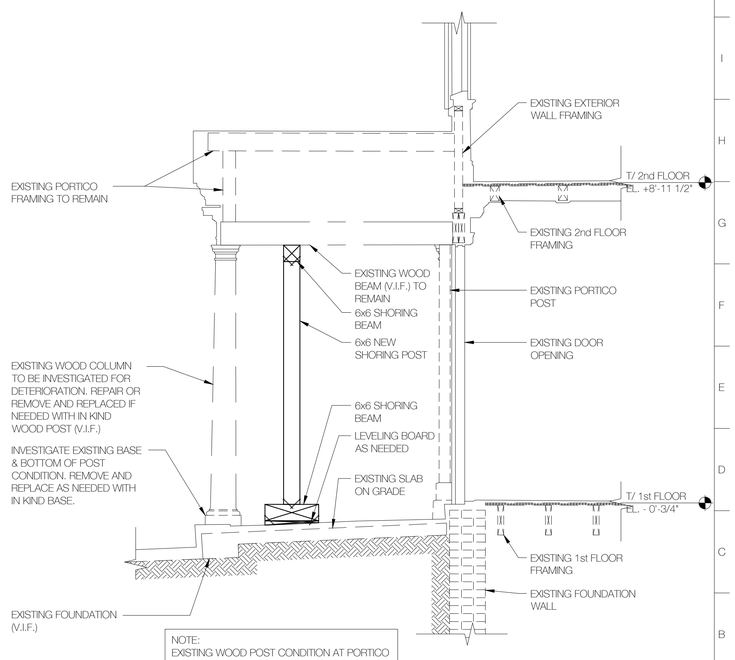

SECTION 13
1/2" = 1'-0" S202

ARCHITECT
ARCHITECTURAL PRESERVATION STUDIO, DPC
Architecture, Historic Preservation, & Building Envelope Consulting
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CLIENT / OWNER
SYLVESTER MANOR EDUCATIONAL FARM
P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
	FOR FILING	08.08.2024
	PROGRESS	08.11.2023

DOB JOB #

DOB STICKER
DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT
SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME
STRUCTURAL SECTIONS III

SEAL & SIGNATURE
STATE OF NEW YORK
DOMINIC M. CULLEN
NO. 080957
LICENSED PROFESSIONAL ENGINEER
REGISTRATION EXPIRES: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	MT, DT
CHECKED BY:	PJ, DE, SG
DWG No:	S-202
DWG COUNT:	13 OF 17

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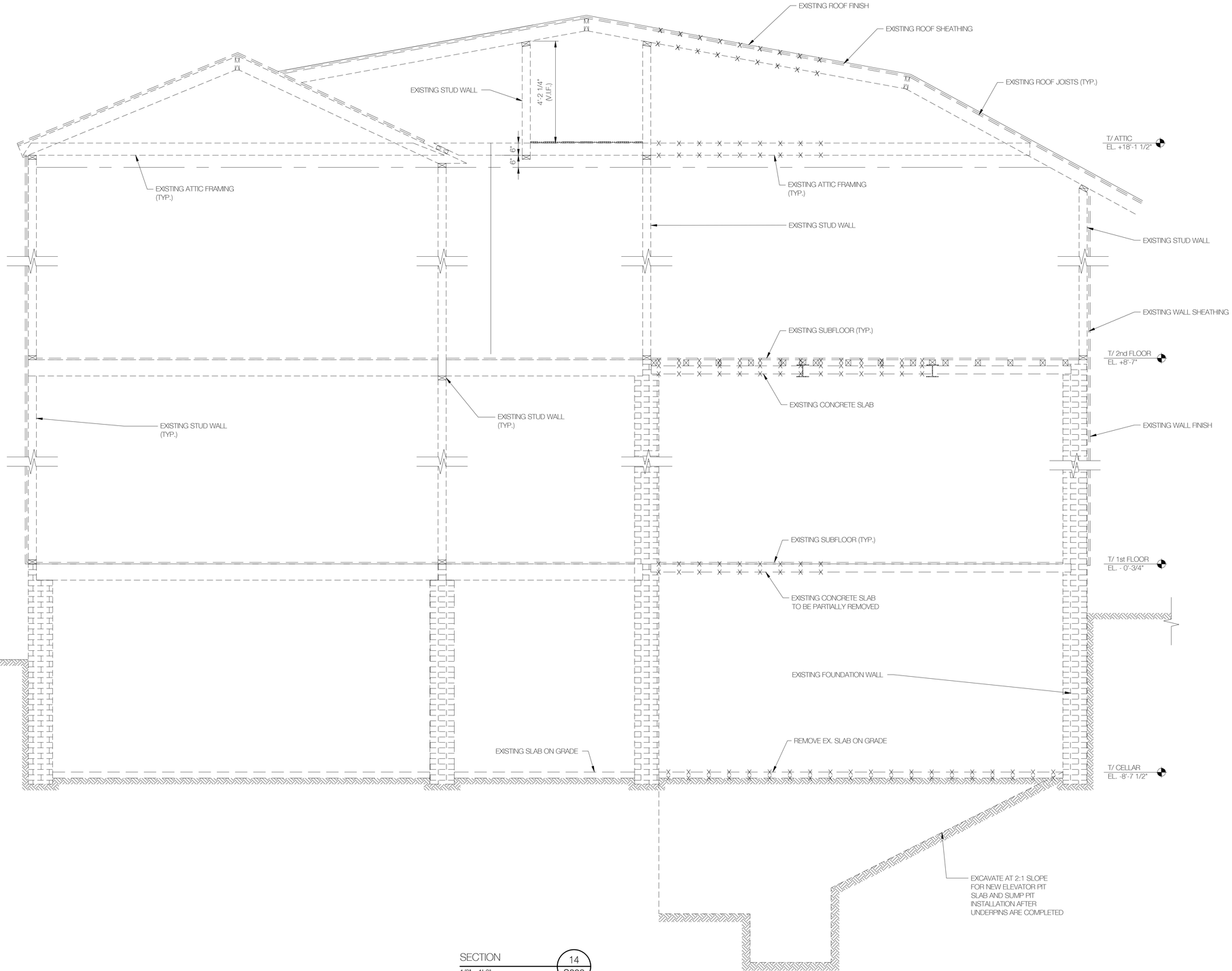

SECTION 14
1/2" = 1'-0" S203

ARCHITECT

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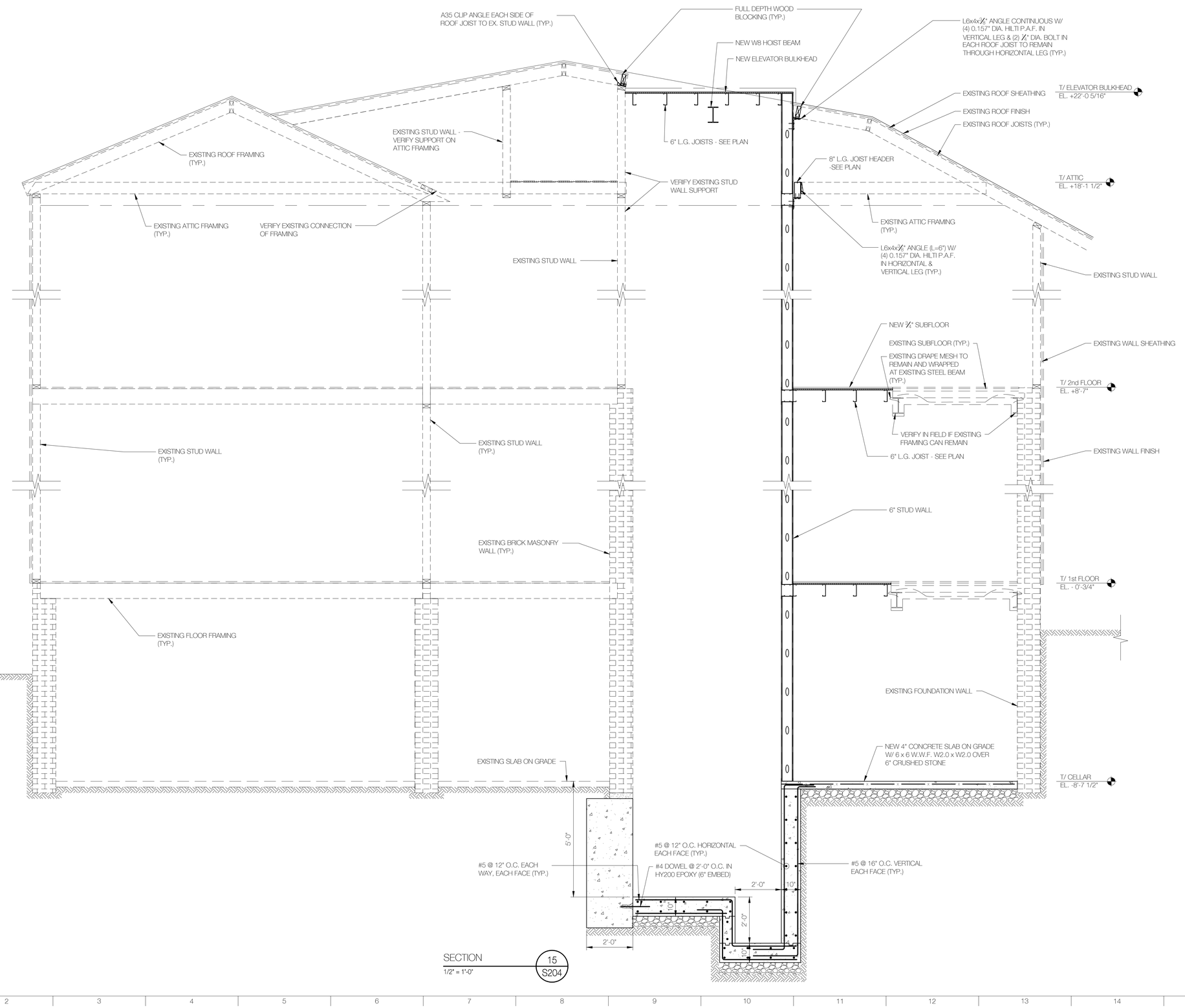

SECTION 15/S204
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G GENERAL

G.1 ALL WORK SHALL COMPLY WITH THE NEW YORK STATE 2020 BUILDING CODE.

G.2 THE STRUCTURAL CONSTRUCTION DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL CONSTRUCTION DRAWINGS.

G.3 BEFORE PROCEEDING WITH ANY WORK, THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL VERIFY THAT ALL MAJOR DIMENSIONS (LOCATIONS OF GRID LINES, COLUMNS, SLAB EDGES, ETC.) SHOWN ON STRUCTURAL DRAWINGS ARE THE SAME AS SHOWN ON ARCHITECTURAL DRAWINGS AND THAT EXISTING CONDITIONS ARE AS INDICATED. ANY VARIANCES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING.

G.4 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL COORDINATE THE LOCATION OF FRAMING AROUND ELEVATORS, STAIRS AND SHAFTS WITH THE ELEVATOR, STAIR, MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
FOR EXISTING STRUCTURE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MEASURE ALL FIELD DIMENSION, AND TO VERIFY ALL EXISTING CONDITIONS THAT ARE SHOWN ON THE DRAWINGS. THE ENGINEER SHALL BE IMMEDIATELY INFORMED BEFORE PROCEEDING WITH ANY OF THE WORK.

G.5 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE SOLELY RESPONSIBLE FOR COORDINATION BETWEEN TRADES INCLUDING BUT NOT LIMITED TO THE LOCATION OF SLOTS, TRENCHES AND SLEEVES AS REQUIRED FOR THE MECHANICAL OR OTHER TRADES AND THE PROVISION AND/OR INSTALLATION OF ANCHORS, INSERTS, HANGERS, ETC. AS REQUIRED FOR THE VARIOUS TRADES.
FOR EXISTING STRUCTURES, THE FOLLOWING SEQUENCE OF THE WORK SHALL BE AS FOLLOWED:
A. THE CONTRACTOR SHALL PROVIDE NECESSARY DEMOLITION WORK, AS NECESSARY TO REVEAL THE EXISTING STRUCTURE (FLOOR FRAMING AND WALLS) WHICH EFFECTS THE NEW WORK.
B. THE ENGINEER AND CONTRACTOR SHALL REVIEW THE EXPOSED STRUCTURE AND DETERMINE IF ANY CHANGES NEED TO BE MADE TO THE NEW STRUCTURE AND DETAILS AS A RESULT OF THE CONDITIONS AND DIMENSIONS OF THE EXISTING FRAMING.
C. ALL FIELD DIMENSIONS SHALL BE TAKEN BY THE CONTRACTOR FOR FABRICATION OF THE NEW STEEL.
D. ALL THE ABOVE MUST BE DONE BEFORE SHOP DRAWINGS ARE SUBMITTED.

G.6 CONTROL OVER OR CHARGE OF AND RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OF THE PROJECT ARE SOLELY THE GENERAL CONTRACTOR'S OR CONSTRUCTION MANAGERS RESPONSIBILITY.

G.7 THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ACTS OR OMISSIONS OF CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT.

G.8 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE SOLELY AND FULLY RESPONSIBLE FOR THE SAFETY AND STABILITY OF EXISTING ADJACENT STRUCTURES INCLUDING BUT NOT LIMITED TO BUILDINGS, SIDEWALKS, ROADWAYS AND UTILITIES AND FOR ANY METHODS REQUIRED TO ENSURE THAT SAFETY AND STABILITY.

G.9 THE DESIGN, CONSTRUCTION, INSPECTION AND MAINTENANCE OF TEMPORARY STRUCTURES OR PROCEDURES INCLUDING BUT NOT LIMITED TO SUPPORT FOR AND STABILITY OF CRANES OR HOISTS OR LIFTS OR OTHER SIMILAR EQUIPMENT, TEMPORARY GUYING OR BRACING, SCAFFOLDING, FORMWORK OR SHORING, DEWATERING, SHEETING OR UNDERPINNING, CONSTRUCTION STORAGE OR STAGING AREAS, SIDEWALK BRIDGES OR CONSTRUCTION FENCES, TEMPORARY ENCLOSURES AT OPENINGS, AT THE BUILDINGS PERIMETER, OR ELSEWHERE, ETC., ARE SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR CONTRACTORS AND/OR CONSULTANTS RETAINED BY THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER.

G.10 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL MAKE NO DEVIATION FROM CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.

G.11 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL REPORT TO THE ARCHITECT, IN WRITING, ANY DISCREPANCIES, AMBIGUITIES OR CONTRADICTIONS IN THE CONSTRUCTION DOCUMENTS.

G.12 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER RESPONSIBLE FOR CONTROLLED OR SPECIAL INSPECTIONS, IN A TIMELY MANNER, WHEN WORK IS READY FOR INSPECTION.

G.13 THE PROJECT IS NOT WITHIN 200 FT DISTANCE FROM MTA PROPERTY.

F FOUNDATION WORK

F.1 FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A SAFE BEARING CAPACITY OF 1.5 TONS PER SQ. FT.

F.2 ELEVATIONS OF THE BOTTOM OF THE FOOTINGS ARE INDICATED ON THE FOUNDATION PLAN, BUT ARE SUBJECT TO REVISION WHEN THE TRUE CONDITIONS ARE REVEALED BY THE EXCAVATIONS.

F.3 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR THE FOUNDATION CONTRACTOR SHALL BE SOLELY AND FULLY RESPONSIBLE FOR ALL EXCAVATION WORK INCLUDING BUT NOT LIMITED TO THE DESIGN, INSTALLATION AND MAINTENANCE OF SHEETING AND SHORING, PROTECTION OF SLOPES, UNDERPINNING AND DEWATERING.

F.4 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR THE FOUNDATION CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED TO DESIGN ALL SHEETING AND SHORING, UNDERPINNING AND DEWATERING SYSTEMS.

F.5 THE SLOPE BETWEEN ADJACENT FOOTING BOTTOMS SHALL NOT EXCEED 1 VERTICAL TO 2 HORIZONTAL.

F.6 FOUNDATION WALLS AND/OR GRADE BEAMS SHALL BE CAST IN ALTERNATE PANELS NOT TO EXCEED 60 FEET IN LENGTH. CONSTRUCTION JOINTS SHALL BE PLACED AT POINTS OF MINIMUM SHEAR, GENERALLY AT MIDSPAN, ALLOW 7 DAYS MINIMUM BETWEEN ADJACENT POURS.

F.7 HORIZONTAL JOINTS IN WALLS OR GRADE BEAMS WILL BE PERMITTED ONLY IF AND AS SHOWN.

F.8 FOUNDATION WALLS AND/OR GRADE BEAMS, SHALL BE TEMPORARILY BRACED LATERALLY TO RESIST EARTH PRESSURE, WIND, CONSTRUCTION LOADS AND OTHER LATERAL LOADS UNTIL FRAMED SLABS AND SLABS ON GRADE THAT PERMANENTLY BRACE THESE WALLS AND/OR GRADE BEAMS HAVE BEEN IN PLACE 28 DAYS (MINIMUM).

F.9 TRUCKS, BUILLDOZERS OR OTHER HEAVY EQUIPMENT SHALL NOT BE PERMITTED CLOSER THAN 8'-0" FROM ANY FOUNDATION WALL BEFORE THE COMPLETE STRUCTURAL FRAME IS IN PLACE.

DA DRILL IN ANCHOR

ANCHORS DRILLED INTO CONCRETE OR MASONRY SHALL BE AS FOLLOWED:

DA.1 ANCHORS INTO CONCRETE EXCEPT AS NOTED BELOW, SHALL BE HILTI RE500 SD, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

DA.2 ANCHORS DRILLED OVERHEAD INTO A FLAT SURFACE AT THE UNDERSIDE OF A CONCRETE SLAB OR BEAM SHALL BE HILTI KWIK BOLT-TZ.

DA.3 ANCHORS INTO HOLLOW BLOCK SHALL BE HILTI HY-70.

DA.4 ANCHORS INTO BLOCK GROUTED SOLID SHALL BE HILTI HY-150 MAX.

DA.5 ANCHORS INTO BRICK SHALL BE HILTI HY 70.

DA.6 IF CONTRACTOR WISHES TO SUBSTITUTE FOR ANOTHER ANCHOR MANUFACTURER, THE CONTRACTOR SHALL SUBMIT PRODUCT DATA INDICATING EQUIVALENT STRENGTH FOR EACH ANCHOR. THE CONTRACTOR MAY USE THOSE ANCHORS ONLY IF APPROVED BY THE ENGINEER OF RECORD.

M. MASONRY

M.1 ALL NEW BRICK FOR FILLING IN THE BEAM POCKET SHALL CONFORM TO ASTM C62, GRADE SW.

M.2 ALL MORTAR SHALL BE TYPE M, N OR S, AS PER N.Y.C. BUILDING CODE.

M.3 ALL BRICK WORK SHALL COMPLY WITH ACI 530-05 AND 530.1-05.

M.4 ALL CONCRETE BLOCK SHALL CONFORM TO ACI 510-05AND 530.1-05 LATEST EDITION.

M.5 CONCRETE BLOCK SHALL BE OF LIGHTWEIGHT AGGREGATE AND CONFORM TO THE FOLLOWING STANDARDS: SOLID BLOCK: ASTM C90, GRADE N1 (Fm 1880 PSI ON ET GROSS AREA). HOLLOW BLOCK: ASTM C90, GRADE N1 (Fm 1800 PSI ON NET AREA). COORDINATE BLOCK TYPES WITH STRUCTURAL AND ARCHITECTURAL DWGS.

M.6 ALL MORTAR SHALL BE AS FOLLOWED U.O.N:
a. BELOW GRADE TYPE M Fc = 2800 PSI
b. ABOVE GRADE TYPE S Fc = 1800 PSI
c. REPAIR EXISTING WALL TYPE N Fc = 1200 PSI

M.7 GROUT FOR FILLING CORE OF BLOCK SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND SHALL MEET ATE ACI SPEC REQUIREMENT REFERENCED ABOVE.

M.8 ALL BLOCK DIMENSIONS INDICATED ON STRUCTURAL PLANS ARE NOMINAL DIMENSIONS.

M.9 ALL CONCRETE BLOCK BELOW GRADE SHALL BE FILLED SOLID WITH MORTAR OR GROUT.

M.10 CONCRETE BLOCK BELOW BEAM OR JOIST BEARING POINTS SHALL BE FILLED SOLID FOR A MINIMUM OF TOW COURSES IN DEPTH AND A MINIMUM OF 32" IN WIDTH, U.O.N.

M.11 WHERE A WOOD POST OR STEEL PIPE COLUMN BEAR DIRECTLY ON A BLOCK WALL, FILL ALL BLOCKS SOLID WITHIN A WIDTH OF 32", CENTERED ON THE POST OR PIPE COLUMN.

M.12 MASONRY WALL SHALL BE REINFORCED WITH # 4 BARS AT 48" O.C. IN CORES FILLED SOLID U.O.N.

M13 HORIZONTAL REINFORCING TO BE #9 TRUSS TYPE REINFORCING (DUR-O-WAL) PLACED @ 16" O.C. TYPICAL U.O.N.

C CAST-IN-PLACE CONCRETE

C.1 ALL CONCRETE WORK SHALL CONFORM TO THE ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

C.2 CONCRETE

C.2A UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE NORMAL WEIGHT (STONE) CONCRETE HAVING A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.

C.2B LIGHTWEIGHT CONCRETE SHALL HAVE A MAXIMUM DRY WEIGHT OF 114 PCF AND A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.

C.3 REINFORCING

C.3A BAR REINFORCING SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A 615, GRADE 60.

C.3B WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 82 AND A 185.

C.4 ADMIXTURES

C.4A ALL CONCRETE EXPOSED TO THE WEATHER IN THE FINISHED BUILDING AND ALL LIGHTWEIGHT CONCRETE SHALL BE AIR-ENTRAINED.

C.4B ALL STONE CONCRETE FOR SLABS ON GRADE AND LIGHTWEIGHT CONCRETE ON METAL DECK SHALL CONTAIN A HIGH RANGE WATER REDUCING ADMIXTURE (SUPERPLASTICIZER).

C.5 DEVELOPMENT LENGTHS OF REINFORCING (Ld, Ldh or Ldc) SHALL BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 12.

C.6 ALL HORIZONTAL BARS IN WALLS AND BEAMS, AND BARS MARKED CONT. (CONTINUOUS) SHALL BE LAPPED A DISTANCE IsI AT SPLICES AND AT CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AND BOTTOM BARS AT SUPPORTS. HOOK ALL TOP BARS AT NON-CONTINUOUS ENDS.

C.7 ALL LENGTHS OF HOOKED BARS INDICATED ON DRAWINGS DO NOT INCLUDE EXTENSION FOR HOOK.

C.8 ALL DETAILS OF BENDS AND HOOKS SHALL BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 7.

C.9 ALL REINFORCING SHALL BE HELD RIGIDLY AND ACCURATELY IN PLACE, AND PROTECTED AGAINST DISPLACEMENT BEFORE AND DURING CASTING. IF NECESSARY, ADDITIONAL BARS AND/OR STIRRUPS SHALL BE PROVIDED TO FURNISH SUPPORT FOR ALL REINFORCING.

C.10 PROVIDE CLEARANCES FROM FACES OF CONCRETE TO REINFORCEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 7. IN THE FIRST PARAGRAPH OF 7.7.1, THE WORD "MINIMUM" SHALL BE REPLACED WITH THE WORD "CLEAR".

C.11 PROVIDE SHRINKAGE AND TEMPERATURE REINFORCEMENT FOR ALL STRUCTURAL SLABS WHERE THE FLEXURAL REINFORCING EXTENDS IN ONE DIRECTION ONLY, IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 7.

C.12 PRIOR TO THE START OF WORK, THE CONCRETE CONTRACTOR SHALL COORDINATE AND DETERMINE WITH THE GENERAL CONTRACTOR OR THE CONSTRUCTION MANAGER ALL DIMENSIONS AND LOCATIONS OF ALL DEPRESSIONS, OPENINGS, SLEEVES, CONCRETE CURBS, PADS AND EQUIPMENT BASES AND OTHER SIMILAR ITEMS. THE PROVISION OF THESE ITEMS SHALL BE PART OF THE CONCRETE CONSTRUCTION WORK.

C.13 THE CONCRETE CONTRACTOR SHALL INSTALL IN THE FORMS ALL SLOTS, SLEEVES, INSERTS, ANCHOR BOLTS, HANGERS, MASONRY ANCHORS, ETC., REQUIRED BY OTHER TRADES AND SHALL COORDINATE WITH THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER FOR COMPLETENESS AND LOCATION BEFORE CONCRETE IS CAST.

C.14 IF PIPES OR CONDUITS ARE TO BE PLACED IN SLABS, THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER, PRIOR TO THE START OF WORK, SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL DRAWINGS SHOWING THE SIZE, LOCATION (VERTICALLY AND HORIZONTALLY) AND SPACING OF PIPES AND/OR CONDUITS.

C.15 GENERALLY, PIPES OR CONDUITS PLACED IN SLABS SHOULD NOT BE LARGER THAN 1/3 THE SLAB THICKNESS AND SHOULD NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTER AND SHOULD NOT BE PLACED IN THE INTERSECTION OF COLUMN STRIPS FOR FLAT SLABS.

C.16 ALUMINUM CONDUITS OR PIPES SHALL NOT BE PLACED IN CONCRETE.

C.17 ALL BEAMS AND SLABS SHALL BE CAST MONOLITHICALLY, AND THE SLABS FINISHED AS REQUIRED BY THE SPECIFICATIONS.

C.18 VERTICAL CONSTRUCTION JOINTS USING APPROVED BULKHEADS MAY BE MADE AT MID-SPAN OF BEAM OR SLAB SPANS WHERE A STOP IN CONCRETE WORK IS NECESSARY. FOR ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS, SEE TYPICAL DETAILS.

C.19 HORIZONTAL CONSTRUCTION JOINTS SHALL BE PERMITTED IN SLABS BEAMS, JOISTS AND WALLS ONLY IF AND AS SHOWN.

C.20 STEEL BEAMS SUPPORTING METAL DECK AND CONCRETE FILL ARE CAPABLE OF SUPPORTING THE WET WEIGHT OF CONCRETE FILL WITHOUT THE USE OF TEMPORARY SHORES AFTER THE METAL DECK IS WELDED TO THE BEAMS TO PROVIDE LATERAL BRACING. HOWEVER, UNSHORED BEAMS AND DECK WILL DEFLECT WHILE CONCRETE IS BEING CAST. IF CONCRETE IS CAST WITHOUT BEAM AND DECK SHORING, PROVIDE ADDITIONAL CONCRETE AS REQUIRED TO MAINTAIN PROPER FINISHED ELEVATIONS. IF SHORES ARE USED, CAMBER SLABS UPWARD TO COMPENSATE FOR DEFLECTION WHEN SHORES ARE REMOVED.

C.21 ALL PLUMBING SLOTS AROUND SLEEVES SHALL BE FILLED WITH CONCRETE TO THE SAME DEPTH AS FLOOR SLAB AFTER PIPING IS INSTALLED.

C.22 SLABS ON GROUND SHALL BE CAST OVER A 6" LAYER OF COMPACTED POROUS FILL, UNLESS OTHERWISE SHOWN. THE THICKNESS OF THE SLAB IS SHOWN ON PLANS. PROVIDE 6" X 6"-W5 X W5 WELDED FABRIC PLACED 1" FROM TOP OF SLAB IN ALL SLABS ON GROUND UNLESS OTHERWISE NOTED ELSEWHERE. SLABS SHALL BE CAST IN ALTERNATE PANELS NOT EXCEEDING 40 FEET IN ANY LENGTH OR WIDTH.

C.23 ALL CONCRETE TOPPINGS, FILLS AND PROTECTION SLABS SHALL BE REINFORCED WITH 6" X 6"-W3 X W3 WELDED WIRE FABRIC PLACED 1" BELOW THE TOP OF FINISHED CONCRETE.

C.24 CONCRETE PADS AND EQUIPMENT BASES SHALL BE REINFORCED WITH 6" X 6"-W5 X W5 WELDED WIRE FABRIC PLACED 1" FROM THE TOP OF PAD, UNLESS OTHERWISE NOTED ELSEWHERE. FOR LOCATIONS, SIZES AND THICKNESSES, SEE ARCHITECTURAL, AND/OR STRUCTURAL AND/OR MECHANICAL DRAWINGS.

C.25 FOR TREATMENT OF EXPOSED CONCRETE, SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

C.26 CHAMFER EDGES OF EXPOSED CONCRETE COLUMNS AND BEAMS. PROVIDE REGLETS AND DRIPS AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND IN THE SPECIFICATIONS.

C.27 CURING OF CONCRETE SHALL START AS SOON AS THE FINISH WILL NOT BE MARRED THEREBY. IT SHALL NOT BE PERMISSIBLE TO DELAY THE CURING UNTIL THE MORNING AFTER THE CONCRETE IS CAST.

C.28 GROUT BELOW BASE PLATES, FOR UNDERPINNING AND FOR GROUTING BETWEEN NEW BEAM AND EXISTING CONSTRUCTION, AND AS OTHERWISE SHOWN ON THE DRAWINGS SHALL BE NON-SHRINK, NON METALLIC GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 1 DAY AND 6000 PSI AFTER 7 DAYS.

C.29 GROUT REFERRED TO AS "DRY PACK" SHALL MEET THE STRENGTH REQUIREMENTS ABOVE BUT HAVE A LOW WATER CONTENT SO THAT IT WOULD BE STIFF ENOUGH TO BE PACKED SOLIDLY INTO PLACE.

C.30 GROUT THAT NEEDS TO BE INSTALLED THICKER THAN 3" IN THE VERTICAL DIMENSION SHALL HAVE PEA GRAVEL ADDED.

C.31 CONTRACTOR SHALL SUBMIT MANUFACTURE'S DATA ON GROUT TO BE USED. AS WELL AS DESIGN MIXES FOR GROUT WITH ADDED PEA GRAVEL, TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.

S STRUCTURAL STEEL

S.1 ALL STRUCTURAL STEEL MATERIAL, FABRICATION AND ERECTION SHALL COMPLY WITH THE PROVISIONS OF THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, INCLUDING THE COMMENTARY AND ANY SUPPLEMENTS.

S.2 ALL STRUCTURAL STEEL SHALL BE ASTM A992 OR ASTM A572, GRADE 50 STEEL. ALL HSS RECTANGULAR AND ROUND STEEL SHALL BE ASTM A500, GRADE B. PLATES, ANGLES, ETC., USED AS CONNECTION MATERIAL MAY BE ASTM A36 STEEL. THE TYPE OF STEEL FOR ALL STRUCTURAL STEEL SHAPES, PLATES, BARS, ETC. SHALL BE INDICATED ON SHOP DRAWINGS.

S.3 THE STEEL CONTRACTOR SHALL FURNISH MILL TEST REPORTS FROM THE PRODUCER OF STEEL CERTIFYING THAT THE STEEL MEETS THE MINIMUM REQUIREMENTS AS DEFINED BY ASTM SPECIFICATIONS. IF REQUIRED BY THE APPLICABLE BUILDING CODE, STEEL MILL REPORTS AND COMPLETION CERTIFICATES SHALL BE FILED WITH THE BUILDING DEPT.

S.4 ALL CONNECTIONS NOT DETAILED ON THE DRAWINGS SHALL CONFORM TO THOSE SHOWN IN THE AISC STEEL CONSTRUCTION MANUAL, 13TH EDITION, WHERE POSSIBLE. ALL SHOP CONNECTIONS SHALL BE HIGH-STRENGTH BOLTED OR WELDED. ALL FIELD CONNECTIONS SHALL BE WELDED OR MADE WITH HIGH-STRENGTH BOLTS WITH HARDENED WASHERS, INSTALLED BY MEANS OF PNEUMATIC WRENCHES AND TORQUED TO THE REQUIRED VALUE, IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR ASTM A490 BOLTS APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED JOINTS.

S.5 ALL BEAM TO BEAM/GIRDER OR BEAM/GIRDER TO COLUMN CONNECTIONS SHALL HAVE A CAPACITY OF 60% (FOR NON-COMPOSITE BEAMS) AND 100% (FOR COMPOSITE BEAMS) OF THE TOTAL UNIFORMLY DISTRIBUTED DESIGN LOAD FOR THE SIZE, SHAPE, SPAN AND FY OF THE BEAM TO BE CONNECTED. THE EFFECT OF ANY CONCENTRATED LOADS AT THE ENDS OF THE BEAM (NEAR THE CONNECTION) SHALL ALSO BE INCLUDED. THE TOTAL UNIFORMLY DISTRIBUTED DESIGN LOADS SHALL BE CALCULATED USING THE TABLES FOR UNIFORM LOAD CONSTANTS FOR BEAMS CONTAINED IN THE AISC STEEL CONSTRUCTION MANUAL.

S.6 UNLESS OTHERWISE SHOWN OR DETAILED, ALL BEAMS AND GIRDERS SHALL BE CONNECTED TO COLUMNS WITH FULLY RESTRAINED MOMENT CONNECTIONS WITH A CAPACITY OF 400 KIP-FEET OR THE STRENGTH OF THE BEAM OR GIRDER, THE BASIC SEISMIC-FORCE-RESISTING SYSTEM IS ORDINARY STEEL MOMENT FRAMES AND THE RESPONSE MODIFICATION COEFFICIENT IS 3½.

S.7 UNLESS OTHERWISE SHOWN IN TYPICAL DETAILS, COLUMN SPLICES SHALL BE 4'-0" ABOVE FINISHED FLOOR AND SHALL CONFORM TO SUGGESTED COLUMN SPLICE DETAILS. SHOWN IN THE AISC STEEL CONSTRUCTION MANUAL. THE CAPACITY OF THE SPLICE SHOULD BE NOT LESS THAN AN ULTIMATE LOAD OF 180 KIPS (TENSION OR COMPRESSION).

S.8 ALL WELDING SHALL BE IN ACCORDANCE WITH THE STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY

S.9 WELDING ELECTRODES SHALL CONFORM TO ASTM SPECIFICATION E-70XX. ALL BUTT WELDS SHALL BE 100% PENETRATION WELDS AND FILLET WELDS SHALL BE MINIMUM ¼". IF REQUIRED BY THE APPLICABLE BUILDING CODE, COPIES OF TEST REPORTS SHALL BE FILED WITH THE BUILDING DEPT.

S.10 ALL BOLTS SHALL BE 3/4" DIAMETER MINIMUM UNLESS OTHERWISE NOTED.

S.11 FOR COMPOSITE CONSTRUCTION, THE NUMBER IN PARENTHESIS AFTER THE BEAM DESIGNATION INDICATES THE TOTAL NUMBER OF 3/4" DIAMETER HEADED SHEAR CONNECTORS. SEE TYPICAL DETAILS FOR PLACEMENT AND FURTHER DETAILS.

S.12 CAMBER BEAMS AND GIRDERS, AS SHOWN ON PLANS THUS C= _____, WHERE NO CAMBER IS CALLED FOR, FABRICATE AND ERECT BEAMS WITH NATURAL CAMBER UP.

S.13 ALL CONTACT SURFACE WITHIN HIGH-STRENGTH BOLT CONNECTIONS AND WELDING AREAS SHALL BE FREE OF OIL, PAINT, LACQUER OR GALVANIZING.

S.14 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLATES, CLIP ANGLES, CONNECTIONS, NAILER HOLES, ETC., REQUIRED FOR THE COMPLETION OF THE STRUCTURE OR BY OTHER TRADES, EVEN IF EVERY SUCH ITEM IS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

S.15 THE STEEL FRAMING SHALL BE TEMPORARILY BRACED AGAINST EARTH PRESSURE, WIND, POSSIBLE LATERAL CONSTRUCTION LOADS OR UNBALANCES CAUSED BY CONSTRUCTION SEQUENCING UNTIL SLABS, BEAMS, COLUMNS, BRACING AND ANY OTHER STRUCTURE DESIGNED TO LATERALLY BRACE THE FINISHED STRUCTURE ARE IN PLACE AND HAVE ATTAINED THEIR REQUIRED STRENGTH OR HAVE HAD THEIR PERMANENT CONNECTIONS MADE. THE GENERAL CONTRACTOR AND/OR THE CONSTRUCTION MANAGER AND/OR THE STEEL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE INTEGRITY OF THE STEEL STRUCTURE DURING ERECTION AND CONSTRUCTION.

S.16 THE STRUCTURAL STEEL SHALL BE ERECTED TO THE TOLERANCE CALLED FOR IN THE AISC CODE OF STANDARD PRACTICE UNLESS MORE STRINGENT TOLERANCES ARE REQUIRED BY OTHER TRADES SUCH AS BUT NOT LIMITED TO PRECAST, ELEVATOR, STAIR OR FAÇADE CONTRACTORS. THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL COORDINATE.

S.17 THE USE OF LEVELING PLATES UNDER COLUMN BASE PLATES WILL NOT BE PERMITTED.

S.18 ALL GROUT FOR BASE PLATES AND ANCHOR BOLTS SHALL BE OF A NON-SHRINKAGE TYPE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 7,500 PSI AFTER 28 DAYS.

S.19 PROVIDE LOOSE LINTELS OVER ALL OPENINGS IN EXTERIOR AND INTERIOR MASONRY WALLS AS SCHEDULED BELOW, EXCEPT WHERE OTHERWISE DETAILED ON THE DRAWINGS.

MASONRY OPENINGS	NOMINAL MASONRY WALL THICKNESS				
	4"	6"	8"	10"	12"
4'-11" OR LESS	1L 4x3½x5/16	1L 5x3½x5/16	2LS 4x3½x5/16	2LS 4x4x5/16	2LS 5x5x5/16
5'-0" TO 7'-0"	1L 5x3½x5/16	1L 5x5x5/16	2LS 4x3½x5/16	2LS 6x4x5/16	2LS 5x5x5/16

SHORT LEGS ARE HORIZONTAL
LENGTH OF LINTELS = M.O + 12" (6" BEARING EACH SIDE)

FLOOR LOADING SCHEDULE

LEVEL	OCCUPANCY TYPE	LIVE LOAD	SNOW LOAD	SUPER DEAD LOAD	DEAD LOAD	TOTAL
ROOF	MECHANICAL	300# POINT LOAD	25 PSF	0	20 PSF	300# / 45 PSF
	UNOCCUPIED	10 PSF	25 PSF	0	20 PSF	45 PSF
2nd FLOOR	MUSEUM	40 PSF	0	0	20 PSF	60 PSF
	RESIDENTIAL	40 PSF	0	0	20 PSF	60 PSF
	MUSEUM	40 PSF	0	0	20 PSF	60 PSF
1st FLOOR	MUSEUM	40 PSF	0	0	20 PSF	60 PSF
	OFFICE	50 PSF	0	0	20 PSF	70 PSF
	LOBBY	100 PSF	0	0	20 PSF	120 PSF
CELLAR	STORAGE	S.O.G.	0	S.O.G.	S.O.G.	S.O.G.
	MECHANICAL	S.O.G.	0	S.O.G.	S.O.G.	S.O.G.

REMARKS:
1. ALL FLOOR LOADS IN ACCORDANCE WITH CHAPTER 16 OF 2020 NEW YORK STATE BUILDING CODE.

MINIMUM SUBMITTALS REQUIRED FOR THIS PROJECT

x = REQUIRED ITEM

TRADE	SPECIFICATION SHEETS	SHOP DRAWINGS	CALCULATION SUBMITTAL	SIGNED AND SEALED SKETCHES BY THIRD PARTY
REINFORCING BARS		x		
CONCRETE DESIGN MIX	x			
WIRE MESH	x			
TEMPORARY SHORING FOR STRUCTURAL STABILITY	x			x
WOOD (SAWN LUMBER, ENGINEERED LUMBER)	x			
MASONRY (MORTAR, GROUT, BLOCK, BRICK)	x			
STRUCTURAL STEEL		x		
MISCELLANEOUS STEEL	x			
COLD FORMED STEEL	x			
SHEATHING (PLYWOOD, CEMENTITIOUS TYPE)	x			
POST INSTALLED ANCHORS	x			

SI STRUCTURAL INSPECTIONS

SI.1 ALL PROGRESS INSPECTIONS SHALL CONFORM TO CHAPTER 1 OF THE NEW YORK STATE BUILDING CODE. ALL SPECIAL INSPECTIONS SHALL CONFORM TO CHAPTER 17 OF THE NEW YORK STATE BUILDING CODE.

SI.2 SPECIAL INSPECTIONS SHALL BE CONTINUOUS EXCEPT WHERE PERIODIC SPECIAL INSPECTIONS ARE SPECIFICALLY PERMITTED BY THE BUILDING CODE.

SI.3 ALL SPECIAL INSPECTIONS SHALL BE PERFORMED BY SPECIAL INSPECTORS AND AGENCIES QUALIFIED BY THE CITY OF NEW YORK AND ACCEPTABLE TO THE ENGINEER OF RECORD.

SI.4 ALL WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL APPROVED BY THE SPECIAL INSPECTOR.

SI.5 ALL SPECIAL INSPECTORS SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD. INSPECTOR TO NOTIFY ENGINEER OF RECORD WITHIN 2 BUSINESS DAYS VIA EMAIL OR TELEPHONE.

SI.6 ALL SPECIAL INSPECTORS SHALL FURNISH INSPECTION REPORTS TO THE OWNER AND TO THE ENGINEER OF RECORD WITHIN 10 BUSINESS DAYS OF PERFORMING INSPECTIONS. THE OWNER SHALL HIRE AND PAY FOR THE SERVICES OF A N.Y. STATE LICENSED P.E. AND N.Y. CITY LICENSED TESTING LABORATORY TO PROVIDE THE TESTING AND INSPECTION REQUIRED FOR "SPECIAL" INSPECTIONS.

SI.7 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER RESPONSIBLE FOR CONTROLLED OR SPECIAL INSPECTIONS, IN A TIMELY MANNER, WHEN WORK IS READY FOR INSPECTION.THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF FAILURE TO PROPERLY NOTIFY THE SPECIAL INSPECTION AGENCY.

SD SHOP DRAWINGS - STRUCTURAL

SD.1 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL SUBMIT STRUCTURAL SHOP DRAWINGS TO THE ARCHITECT AFTER THE GC OR CM HAS REVIEWED AND NOTED ON THESE SUBMITTALS THAT THEY ARE IN CONFORMANCE WITH CONTRACT REQUIREMENTS. THE STRUCTURAL ENGINEER, UPON RECEIPT OF THESE SUBMITTALS FROM THE ARCHITECT, WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION UPON AND RET

TABLE 1705.3 REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION			
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD [a]
1. INSPECT REINFORCEMENT AND VERIFY PLACEMENT	-	INSPECTION TO OCCUR PRIOR TO EACH CONCRETE POUR	ACI 318 CH. 20, 25.2, 25.3, 26.6.1-26.63
2. REINFORCING BAR WELDING: A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706. B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM $\frac{5}{16}$", AND C. INSPECT ALL OTHER WELDS.	-	INSPECTION FROM APPROVED SHOP DWGS. & STRUCTURAL DWGS.	AWS D1.4 ACI 318: 26.6.4
3. INSPECT ANCHORS IN CAST IN CONCRETE	-	X	ACI 318: 17.8.2
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS [a] A. ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a	x	x	ACI 318: 17.8.2.4 ACI 318: 17.8.2
5. VERIFY USE OF REQUIRED DESIGN MIX.	-	PRIOR TO EACH CONCRETE POUR	ACI 318: CH. 19, 26.4.3, 26.4.4
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TEST, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	1 SET OF (4) TEST CYLINDERS PER EACH DAY OF CONCRETE PLACEMENT	-	ASTM C172 ASTM C31 ACI 318: 26.4, 26.12
7. INSPECT CONCRETE AND PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.5
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.5.3-26.5.5
9. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER.	-	PRIOR TO EACH CONCRETE POUR	ACI 318: 26.11.1.2(b)

TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS		
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1.VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VER- IFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

STRUCTURAL STEEL STATEMENT OF SPECIAL INSPECTIONS (FROM CASE 101 FORM)		
ITEM	AGENCY # (QUALIF.)	SCOPE
1. FABRICATOR CERTIFICATION/QUALITY CONTROL PROCEDURES ☐ FABRICATOR EXEMPT	AWS/AISC-SSI ICC-SWSI	REVIEW SHOP FABRICATION AND QUALITY CONTROL PROCEDURES.
2. MATERIAL CERTIFICATION	AWS/AISC-SSI ICC-SWSI	REVIEW CERTIFIED MILL TEST REPORTS AND IDENTIFICATION MARKINGS ON WIDE-FLANGE SHAPES, HIGH-STRENGTH BOLTS, NUTS AND WELDING ELECTRODES
3. OPEN WEB STEEL JOISTS		INSPECT INSTALLATION, FIELD WELDING, AND BRIDGING OF JOISTS
4. BOLTING	AWS/AISC-SSI ICC-SWSI	INSPECT INSTALLATION AND TIGHTENING OF HIGH-STRENGTH BOLTS. VERIFY THAT SPLINES HAVE SEPARATED FROM TENSION CONTROL BOLTS. VERIFY PROPER TIGHTENING SEQUENCE. CONTINUOUS INSPECTION OF BOLTS IN SLIP-CRITICAL CONNECTIONS.
5. WELDING	AWS-CWI ASNT	VISUALLY INSPECT ALL WELDS. INSPECT PRE-HEAT, POST-HEAT AND SURFACE PREPARATION BETWEEN PASSES. VERIFY SIZE AND LENGTH OF FILLET WELDS. ULTRASONIC TESTING OF ALL FULL-PENETRATION WELDS.
6. SHEAR CONNECTORS	AWS/AISC-SSI ICC-SWSI	INSPECT SIZE, NUMBER, POSITIONING AND WELDING OF SHEAR CONNECTORS. INSPECT SUDS FOR FULL 360 DEGREE FLASH. RING TEST ALL SHEAR CONNECTORS WITH A 3 LB HAMMER. BEND TEST ALL QUESTIONABLE STUDS TO 15 DEGREES.
7. STRUCTURAL DETAILS	PE/SE	INSPECT STEEL FRAME FOR COMPLIANCE WITH STRUCTURAL DRAWINGS, INCLUDING BRACING, MEMBER CONFIGURATION AND CONNECTION DETAILS.
8. METAL DECK	AWS-CWI	INSPECT WELDING AND SIDE-LAP FASTENING OF METAL ROOF AND FLOOR DECK.
9. OTHER		

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CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM

P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
	PROGRESS	08.11.2023
	FOR FILING	08.08.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

STRUCTURAL NOTES II

SEAL & SIGNATURE

STATE OF NEW YORK
DOMINIC M. GULLEN
NO. 080957
LICENSED PROFESSIONAL ENGINEER

REGISTRATION EXPIRES: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
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CHECKED BY:	PJ, DE, SG
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SYMBOLS AND ABBREVIATIONS

SYMBOL	ABBREVIATION	DESCRIPTION
	EX.	EXISTING TO REMAIN
	DEM.	EXISTING TO BE REMOVED
	NEW	NEW WORK
	CW	COLD WATER
	HW	HOT WATER
	HWC	HOT WATER RECIRCULATION
V	V	VENT
W	W	WASTE LINE
L	LDR	LEADER
SD	SD	STORM DRAINAGE
PD	PD	PUMP DISCHARGE
	–	3-WAY VALVE
	–	BUTTERFLY VALVE
	–	2-WAY VALVE
	–	PLUG VALVE
S	–	SOLENOID VALVE
	–	GATE VALVE
	–	GLOBE VALVE
	–	CHECK VALVE
	–	OS&Y GATE VALVE
	–	BALL VALVE
	–	CIRCUIT SETTER
	–	MANUAL AIR VENT
	–	PRESSURE REDUCING VALVE
	–	TEE DOWN
	–	ELBOW DOWN
	–	TEE UP
	–	ELBOW UP
	–	PIPE CAP
	CODP	CLEAN OUT DECK PLATE
	WCO	WALL CLEAN OUT
	FCO	FLOOR CLEAN OUT
	FLFD	FUNNEL FLOOR DRAIN
	–	CONCENTRIC REDUCER
	–	ECCENTRIC REDUCER
	–	STRAINER
	–	FLEXIBLE CONNECTION
	–	FLOW ARROW
	–	PRESSURE GAGE
	–	PUMP
	–	THERMOMETER
	–	HOSE BIB
	RD	ROOF DRAIN
	FD	FLOOR DRAIN
	–	UNION
P 1	–	RISER TAG
	–	WALL HYDRANT
	-	POINT OF CONNECTION/DISCONNECTION
–	AFF	ABOVE FINISHED FLOOR
–	AHC	ABOVE HUNG CEILING
–	BP	BOOSTER PUMP
–	RP	RECIRCULATION PUMP
–	TYP	TYPICAL
–	DWH	DOMESTIC HOT WATER HEATER
–	BFP	BACK FLOW PREVENTOR
–	–	–
–	–	–

NOTE: FOR REFERENCE ONLY. NOT ALL SYMBOLS OR ABBREVIATIONS ARE USED IN THIS PROJECT.

GENERAL NOTES

1. THE CONTRACT DRAWINGS INDICATE THE EXTENT AND GENERAL ARRANGEMENTS OF THE PLUMBING SYSTEMS. IF ANY DEPARTURES FROM THE DRAWINGS ARE DEEMED NECESSARY BY THE PLUMBING CONTRACTOR, DETAILS OF SUCH DEPARTURES AND THE REASONS THEREFORE SHALL BE SUBMITTED TO THE OWNER AND ENGINEER FOR APPROVAL. NO SUCH DEPARTURES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND ENGINEER. EQUIPMENT AND PIPING ARRANGEMENTS SHALL PROVIDE ADEQUATE AND ACCEPTABLE CLEARANCES FOR ENTRY, SERVICING, AND MAINTENANCE. ANY CHANGES TO PIPING AND EQUIPMENT LOCATIONS NECESSARY TO AVOID INTERFERENCE WITH OTHER TRADES SHALL BE MADE AT NO EXTRA COST.
2. THE PLUMBING WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE PREVAILING NEW YORK STATE PLUMBING AND BUILDING CODES. IN CASE OF CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND A GOVERNING CODE OR ORDINANCE, THE MORE STRINGENT STANDARD SHALL APPLY.
3. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PAYING RELATED FEES.
4. CONNECTIONS TO EXISTING UTILITIES AND SERVICES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, INVERT ELEVATIONS, AND SIZES OF EXISTING PLUMBING SERVICES IN FIELD, AND SHALL CONNECT NEW PLUMBING SERVICES AS INDICATED ON DRAWINGS.
5. PRIOR TO FABRICATION, THIS CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS ON JOB SITE, AND COORDINATE THIS WORK WITH THE WORK OF ALL OTHER TRADES.
6. ALL ACCESS PANELS SHALL BE BY GENERAL CONTRACTOR. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR LOCATION.
7. PROVIDE ALL PLUMBING FIXTURES, PIPING, VALVES AND ACCESSORY ITEMS AS SPECIFIED AND AS REQUIRED FOR A COMPLETE INSTALLATION. ROUGHING DIMENSIONS OF FIXTURES MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
8. PITCH ALL WASTE, SANITARY, AND STORM DRAIN PIPING AT MAXIMUM SLOPE POSSIBLE, BUT NOT LESS THAN 1/8" PER FOOT FOR PIPING ≥ 3" AND 1/4" PER FOOT FOR PIPING ≤ 2½".
9. NO PIPING SHALL RUN EXPOSED IN FINISHED AREAS.
10. PROVIDE DIELECTRIC FITTINGS OR COUPLINGS WHEREVER DISSIMILAR METALS ARE JOINED.
11. PROVIDE SHUTOFF VALVES AT ALL FIXTURES AND EQUIPMENT ON COLD WATER, AND HOT WATER PIPES.
12. ALL WORK SHALL BE PROPERLY TESTED, BALANCED, AND CLEANED AND DISINFECTED. PROVIDE A ONE YEAR WARRANTY FROM DATE OF FINAL INSPECTION ON ALL PARTS AND LABOR.
13. PROVIDE ALL PIPE OPENINGS THROUGH PARTITIONS WITH PIPE SLEEVES. FOR PIPES PENETRATING FIRE RATED PARTITIONS, THE SPACE BETWEEN THE PIPE AND THE SLEEVE SHALL BE SEALED WITH FIRE STOPPING MATERIAL. PENETRATIONS FOR PIPING SHALL BE MADE BY CORE DRILLING WHENEVER POSSIBLE.
14. PROVIDE TRAP SEAL PRIMERS FOR FLOOR DRAINS AS REQUIRED. INSTALL THE PRIMER VALVE IN THE COLD WATER SERVICE, WITH THE TRAP CONNECTION PIPED TO THE FLOOR DRAIN TRAP. LOCATE THE VALVE IN AN ACCESSIBLE LOCATION.
15. THE PLUMBING CONTRACTOR SHALL PROVIDE ALL CUTTING, PATCHING, CORE DRILLING, PAINTING, ACCESS PANELS, AND FINAL RESTORATION REQUIRED TO FACILITATE THE INSTALLATION OF PLUMBING PIPING, INCLUDING ABOVE CEILINGS AND IN SHAFTS THAT WILL NOT BE REPLACED OR OPENED UNDER ANY OTHER SCOPE OF WORK RELATED TO THIS PROJECT. CONTRACTOR TO REMOVE AND REPLACE CEILINGS, AND OPEN AND PATCH SHAFTS AND WALLS, AS REQUIRED TO EXECUTE THE PLUMBING WORK.
16. NEW PIPING LAYOUT IS PREDICATED ON RECORD DRAWING DATA OF EXISTING RISERS AND DRAWINGS. MODIFICATIONS TO THE LAYOUT MAY BE REQUIRED DUE TO DIFFERENT ACTUAL CONDITIONS, OBSTRUCTIONS, INTERFERENCES, ETC.
17. SEE THE ARCHITECTURAL DRAWINGS FOR EXACT PHASING AND TIME SCHEDULE FOR CONSTRUCTION.
18. ALL MOTOR STARTERS AND DISCONNECT SWITCHES FOR PLUMBING EQUIPMENT SHALL BE FURNISHED BY THE PLUMBING CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR, UNLESS OTHERWISE NOTED. DISCONNECT SWITCHES FURNISHED BY THE PLUMBING CONTRACTOR FOR PLUMBING EQUIPMENT SHALL BE HEAVY DUTY TYPE.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY VENTILATION AND EXHAUST AIR WHEN WELDING OR SOLDERING OPERATIONS ARE PERFORMED, AS REQUIRED BY OSHA.

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LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
2	ISSUED FOR REVIEW	11.13.2024
1	ISSUED FOR DD COORDINATION	04.10.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

PLUMBING SYMBOLS, ABBREVIATIONS & NOTES

SEAL & SIGNATURE

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APS PROJECT No:	23-037
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SYMBOLS AND ABBREVIATIONS

SYMBOL	ABBREVIATION	DESCRIPTION
–	AC-	AIR CONDITIONING UNIT
–	AD	ACCESS DOOR
–	AFF	ABOVE FINISHED FLOOR
–	AHC	ABOVE HUNG CEILING
–	AP	ACCESS PANEL
–	BHP	BRAKE HORSEPOWER
–	BTU	BRITISH THERMAL UNIT
–	CFM	CUBIC FEET PER MINUTE
–	COD	CABLE OPERATED DAMPER
–	DB	DRY BULB TEMPERATURE
–	DIA. OR Ø	DIAMETER
–	DX	DIRECT EXPANSION
–	EA	EXHAUST AIR
–	EAT	ENTERING AIR TEMPERATURE
–	ER	EXHAUST REGISTER
–	ESP	EXTERNAL STATIC PRESSURE
–	EWT	ENTERING WATER TEMPERATURE
–	FPM	FEET PER MINUTE
–	FPS	FEET PER SECOND
–	GPM	GALLONS PER MINUTE
–	HP	HORSE POWER
–	LAT	LEAVING AIR TEMPERATURE
–	LF	LINEAR FEET
–	LWT	LEAVING WATER TEMPERATURE
–	MBH	1000 BRITISH THERMAL UNITS PER HOUR
–	MER	MECHANICAL EQUIPMENT ROOM
–	NIC	NOT IN CONTRACT
–	OAI	OUTSIDE AIR INTAKE
–	PSI	POUNDS PER SQUARE INCH
–	RA	RETURN AIR
–	RPM	REVOLUTIONS PER MINUTE
–	SA	SUPPLY AIR
–	SP	STATIC PRESSURE
–	TD	TRANSFER DUCT
–	TF-	TRANSFER FAN
–	TSP	TOTAL STATIC PRESSURE
–	TYP.	TYPICAL
–	U.O.N.	UNLESS OTHERWISE NOTED
–	WB	WET BULB TEMPERATURE
–	WG	INCHES OF WATER GAUGE
–	EX.	EXISTING TO REMAIN
–	CWS/R	CONDENSER WATER SUPPLY/RETURN
–	CD	CONDENSATE DRAIN
– – – – –	REL.	REMOVE AND RELOCATE
———	NEW	NEW WORK
– – – – –	DEM.	EXISTING TO BE REMOVED
T	-	THERMOSTAT
	-	AIR INTO REGISTER
	-	POINT OF CONNECTION DISCONNECTION
	SR	SUPPLY REGISTER
	CD	4-WAY CEILING DIFFUSER
	RR/RG/ER	RETURN REGISTER/GRILLE/EXHAUST REGISTER
	-	SUPPLY DUCT UP
	-	SUPPLY DUCT DOWN
	–	RETURN DUCT UP
	–	RETURN DUCT DOWN
	–	TRANSITION FROM SQUARE TO ROUND DUCT
	–	TRANSITION

SYMBOLS AND ABBREVIATIONS

SYMBOL	ABBREVIATION	DESCRIPTION
D	–	DUCT DROP
R	–	DUCT RISE
	–	SQUARE VANED ELBOW
	–	DUCT RISE
	–	DUCT DROP
	–	DUCT TRANSITION
	AL	ACOUSTIC LINING
	FD/AD	FIRE DAMPER W/ ACCESS DOOR
	CFSD	COMBINATION FIRE/SMOKE DAMPER W/ ACCESS DOOR
	VD	VOLUME DAMPER
	AL	ACOUSTIC LINING
6x8	–	DUCT SIZE - 1ST FIGURE IS SIDE SHOWN
	FC	FLEXIBLE CONNECTION
ER CFM	–	EXHAUST REGISTER
CD–A CFM	–	NEW CEILING DIFFUSER
–	COD	CABLE OPERATED DAMPER

GENERAL NOTES

1. CONTRACT DRAWINGS, AS FAR AS THEY RELATE TO THE GENERAL ARRANGEMENT AND LOCATION OF EQUIPMENT, SHEET METAL, AND PIPING, SHALL BE UNDERSTOOD AS DIAGRAMMATIC. ANY CHANGES TO EQUIPMENT, SHEET METAL, AND PIPING LOCATIONS NECESSARY TO AVOID INTERFERENCE WITH OTHER TRADES SHALL BE MADE AT NO EXTRA COST, AND MUST BE APPROVED BY THE ENGINEER.
2. THE MECHANICAL CONTRACTOR SHALL INSTALL FIRE DAMPERS WITH ACCESS DOORS IN ALL DUCTS PENETRATING FIRE RATED WALLS, WHETHER SPECIFICALLY SHOWN ON THE DRAWINGS OR NOT.
3. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL VOLUME DAMPERS IN DUCTWORK AS REQUIRED TO BALANCE THE AIRFLOW AT ALL REGISTERS AND DIFFUSERS TO THE CFM'S INDICATED ON PLAN, WHETHER SPECIFICALLY SHOWN ON THE DRAWINGS OR NOT.
4. PROVIDE ALL PIPE OPENINGS THROUGH PARTITIONS WITH PIPE SLEEVES. FOR PIPES PENETRATING FIRE RATED PARTITIONS, THE SPACE BETWEEN THE PIPE AND THE SLEEVE SHALL BE SEALED WITH FIRE STOPPING MATERIAL. PENETRATIONS FOR PIPING SHALL BE MADE BY CORE DRILLING WHENEVER POSSIBLE.
5. THE MECHANICAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE BEGINNING OF WORK, AND SHALL COORDINATE ALL WORK WITH OTHER TRADES.
6. DUCT DIMENSIONS SHOWN ON MECHANICAL DRAWINGS REFER TO INSIDE CLEAR DUCT DIMENSIONS. WHERE DUCTWORK IS LINED, THE MECHANICAL CONTRACTOR SHALL INCREASE THE SIZE OF DUCT TO COMPENSATE FOR LINING.
7. LOCATE THERMOSTATS AND TEMPERATURE SENSORS 5'-6" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. COORDINATE LOCATION WITH FURNITURE, CABINETS, ETC. FURNISH LOCKING TAMPERPROOF COVER FOR ALL NEW THERMOSTATS IN PUBLIC AREAS.
8. COORDINATE DUCTWORK, GRILLE, DIFFUSER AND REGISTER LOCATIONS WITH LIGHTS, SPRINKLER HEADS, SMOKE DETECTORS, AND THE ARCHITECTURAL PLANS.
9. THE MECHANICAL CONTRACTOR SHALL NOTE THAT, IN ADDITION TO THE SPECIFICATIONS AND DETAILS GIVEN IN THESE PLANS FOR PIPE HANGERS AND SUPPORTS, ALL HANGERS AND SUPPORTS SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH APPLICABLE SEISMIC CODES.
10. THE MECHANICAL CONTRACTOR SHALL SUBMIT FOR REVIEW A COMPOSITE SHOP DRAWING, FULLY COORDINATED WITH ALL OTHER TRADES, INDICATING DUCTWORK, PLUMBING AND SPRINKLER PIPING, SMOKE DETECTORS, LIGHTS, CONDUITS, SMOKE DETECTORS, DIFFUSERS, GRILLES, ETC.
11. ALL WORK SHALL COMPLY WITH NEW YORK CITY BUILDING CODE AND ENERGY CODE REQUIREMENTS. IN CASE OF CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND A GOVERNING CODE OR ORDINANCE, THE MORE STRINGENT STANDARD SHALL APPLY.
12. DURING CONSTRUCTION, ALL OPEN OR INCOMPLETE DUCTWORK SHALL BE CAPPED AIR TIGHT WITH WITH HEAVY POLYETHYLENE PLASTIC. AFTER THE INSTALLATION OF DUCTWORK, REGISTERS, GRILLES, AND DIFFUSERS, THE CONTRACTOR SHALL BLANK OFF ALL REGISTERS, GRILLES, AND DIFFUSERS WITH HEAVY POLYETHYLENE PLASTIC AND TAPE AIR TIGHT, IN AREAS THAT ARE UNDER CONSTRUCTION, UNTIL WORK IS COMPLETE IN THOSE AREAS. FLOOR REGISTERS AND GRILLES SHALL ALSO BE COVERED WITH 1/8" MASONITE.
13. WHEN GENERAL CONSTRUCTION IS COMPLETE, VACUUM CLEAN ALL DIFFUSERS, REGISTERS, GRILLES, AND HVAC EQUIPMENT IN THE PROJECT AREA OR SERVING THE PROJECT AREA. REMOVE ANY CONSTRUCTION DEBRIS. REPLACE ALL AIR FILTERS WITH NEW.
14. THE OWNER'S PERMANENT HVAC EQUIPMENT (NEW AND EXISTING) SHALL NOT BE USED BY ANY CONTRACTOR DURING CONSTRUCTION FOR TEMPORARY HEATING, COOLING, OR VENTILATION. IF TEMPORARY HEATING, COOLING, OR VENTILATION IS REQUIRED AT ANY POINT DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TEMPORARY HEATING, COOLING, OR VENTILATION EQUIPMENT, DUCTWORK, CONTROLS, AND POWER AT HIS OWN EXPENSE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY VENTILATION AND EXHAUST AIR WHEN WELDING OR SOLDERING OPERATIONS ARE PERFORMED, AS REQUIRED BY OSHA.
16. WHERE EXISTING BUILDING STRUCTURAL COMPONENTS HAVE FIREPROOF MATERIAL, ANY AREA THAT IS DISTURBED OR DAMAGED AS A RESULT OF MECHANICAL WORK, INCLUDING THE INSTALLATION OF HANGERS FOR PIPING, DUCTWORK, OR EQUIPMENT, SHALL BE PATCHED WITH UL AND FM APPROVED FIREPROOFING TO MATCH EXISTING
17. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS AND FOR PAYING RELATED FEES.
18. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL CUTTING, PATCHING, CORE DRILLING, ACCESS PANELS, PAINTING, AND FINAL RESTORATION REQUIRED TO FACILITATE THE INSTALLATION OF HVAC DUCTWORK, CONTROL CONDUITS, AND PIPING, INCLUDING ABOVE CEILINGS AND IN SHAFTS THAT WILL NOT BE REPLACED OR OPENED UNDER ANY OTHER SCOPE OF WORK RELATED TO THIS PROJECT. CONTRACTOR TO REMOVE AND REPLACE CEILINGS, AND OPEN AND PATCH SHAFTS AND WALLS, AS REQUIRED TO EXECUTE THE MECHANICAL WORK.
19. THE CONTRACTOR SHALL REVIEW DRAWING M-000.00. ALL EQUIPMENT SUBMITTED FOR REVIEW AND/OR INSTALLED SHALL BE IN COMPLIANCE WITH THE ENERGY ANALYSIS TABLE. THE ENGINEER SHALL PERFORM SPECIAL AND PROGRESS INSPECTIONS. THE CONTRACTOR MUST NOTIFY THE ENGINEER IN ADVANCE OF CLOSING IN WORK THAT IS REQUIRED TO BE INSPECTED OR TESTS THAT ARE REQUIRED TO BE WITNESSED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL REQUIRED INSPECTIONS AND TESTS. FAILURE TO DO SO WILL PREVENT FINAL SIGN OFF WITH DOB AND FINAL PAYMENT.

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LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
2	ISSUED FOR REVIEW	11.13.2024
1	ISSUED FOR DD COORDINATION	04.10.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

MECHANICAL SYMBOLS, ABBREVIATIONS & NOTES

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2023

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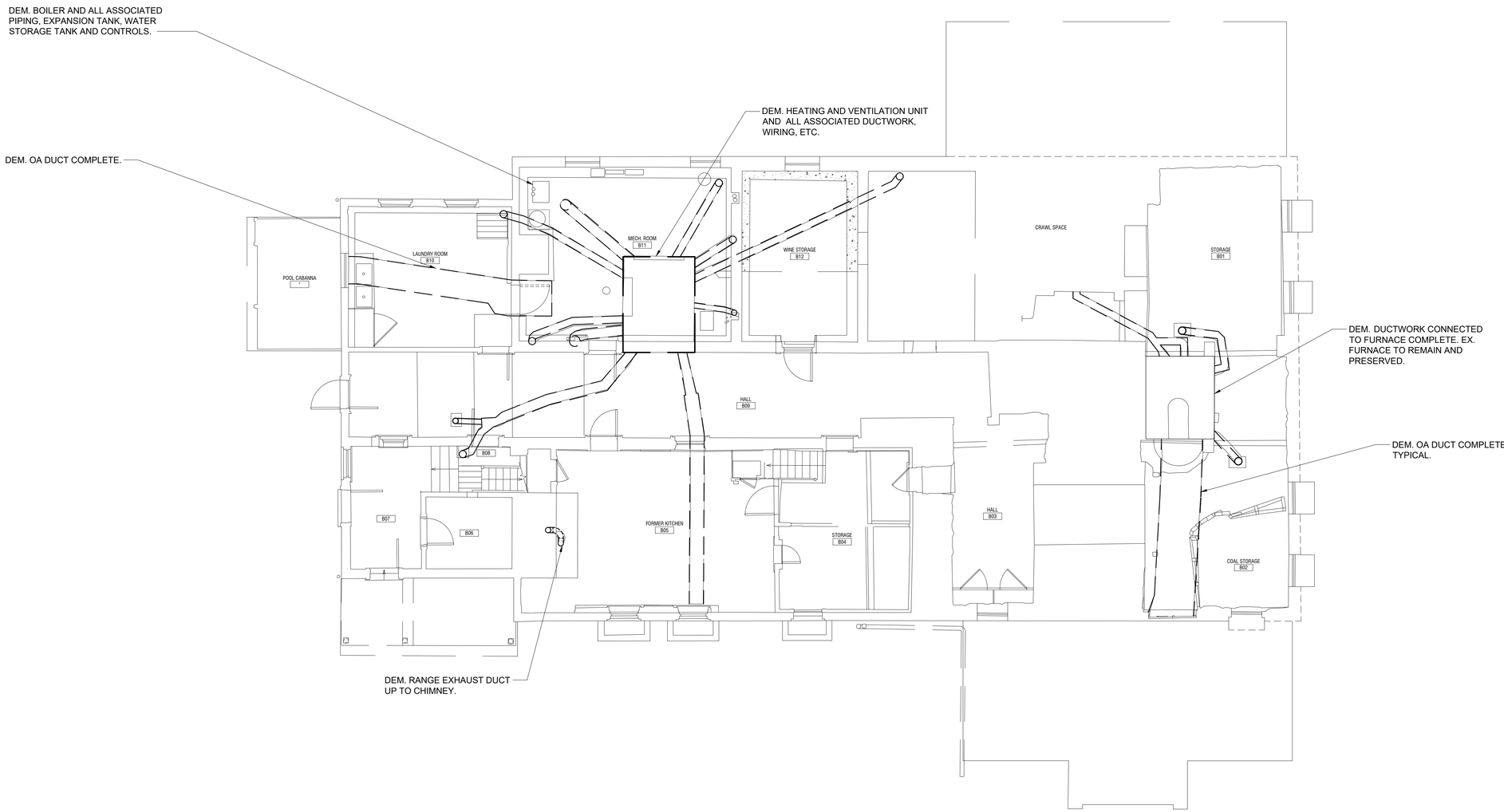

1 MECHANICAL BASEMENT DEMOLTION PLAN
SCALE: 3/16" = 1'-0"

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DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

MECHANICAL BASEMENT DEMOLITION PLAN

SEAL & SIGNATURE

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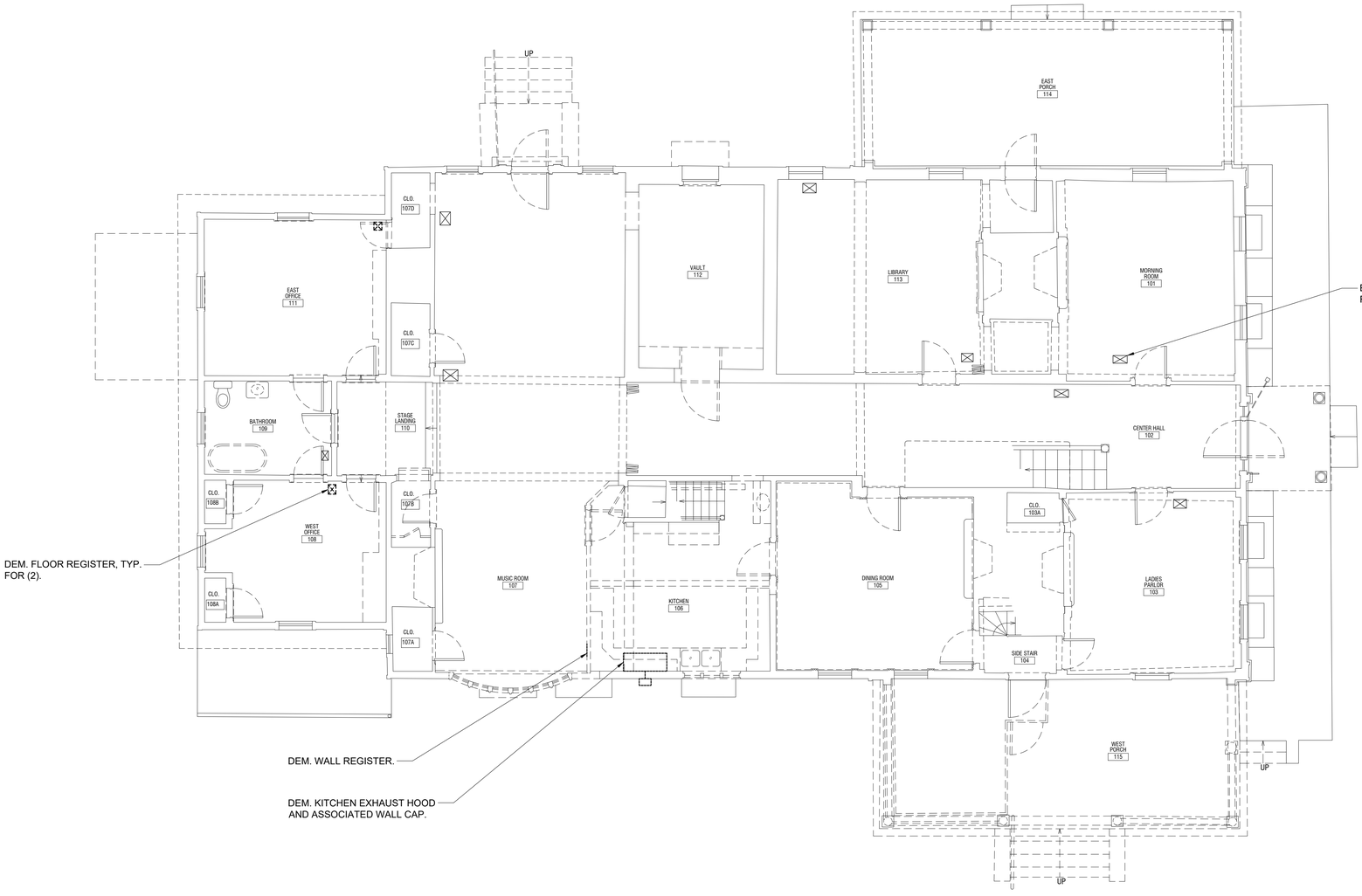

1 MECHANICAL 1ST FLOOR DEMOLTION PLAN
SCALE: 3/16" = 1'-0"

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LOCATION PLAN

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1	ISSUED FOR DD COORDINATION	04.10.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
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PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

MECHANICAL FIRST FLOOR DEMOLITION PLAN

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2023

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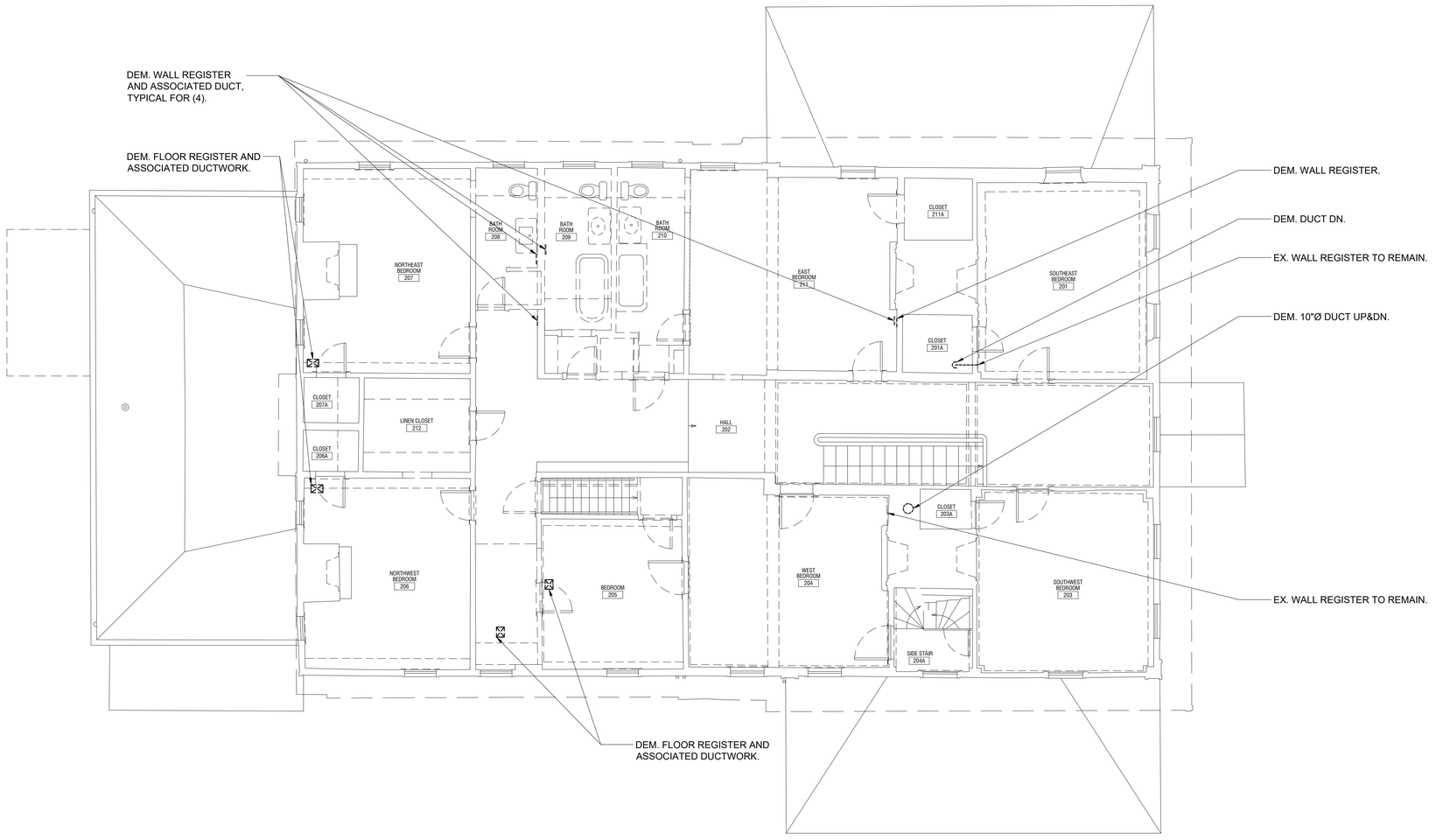

1 MECHANICAL 2ND FLOOR DEMOLTION PLAN

SCALE: 3/16" = 1'-0"

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LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
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1	ISSUED FOR DD COORDINATION	04.10.2024

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PROJECT

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EXTERIOR REHABILITATION
INTERIOR REUSE
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DRAWING NAME

MECHANICAL SECOND FLOOR DEMOLITION PLAN

SEAL & SIGNATURE

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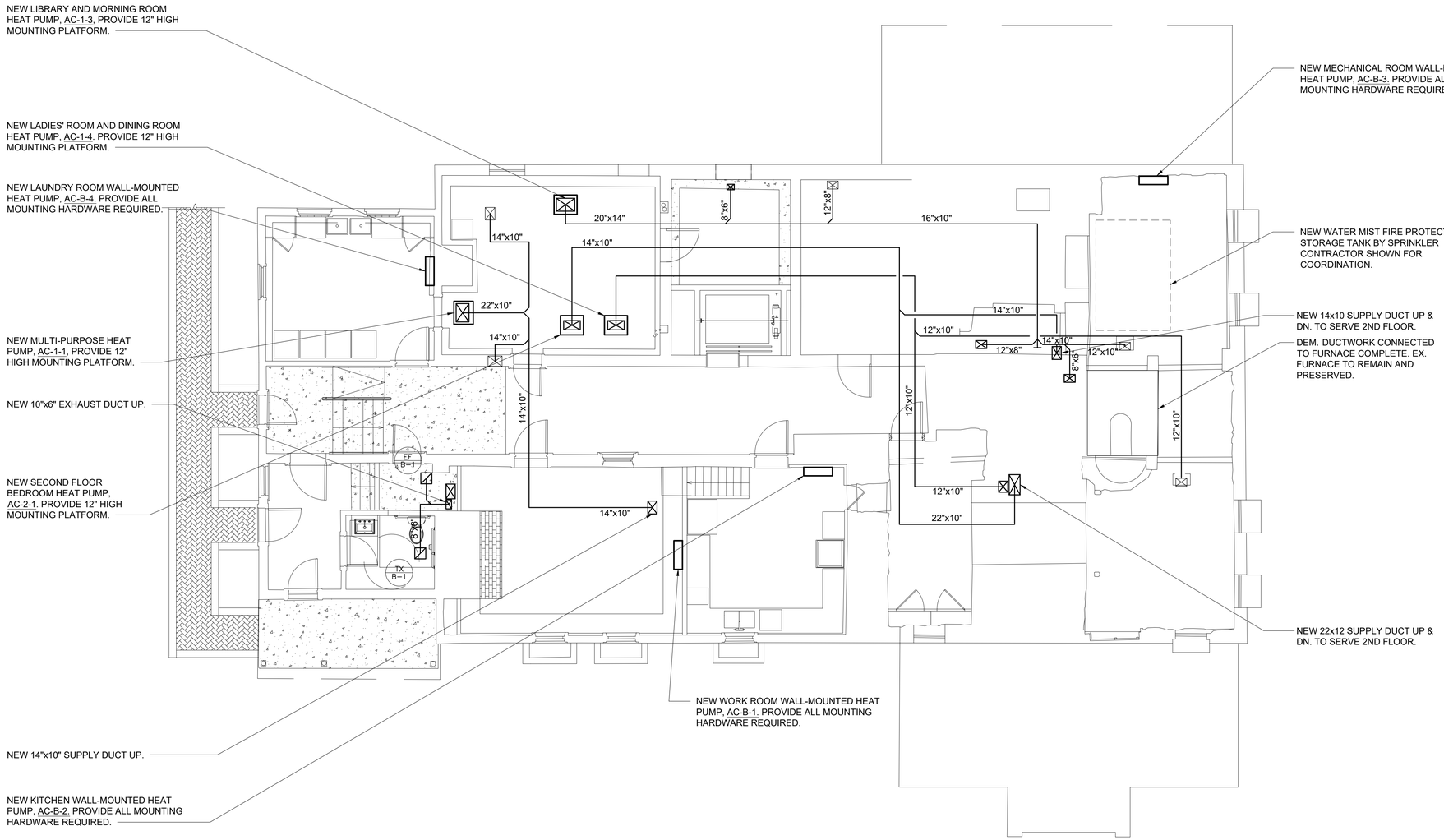

1 MECHANICAL BASEMENT NEW WORK PLAN
SCALE: 3/16" = 1'-0"

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DRAWING NAME

MECHANICAL BASEMENT NEW WORK PLAN

SEAL & SIGNATURE

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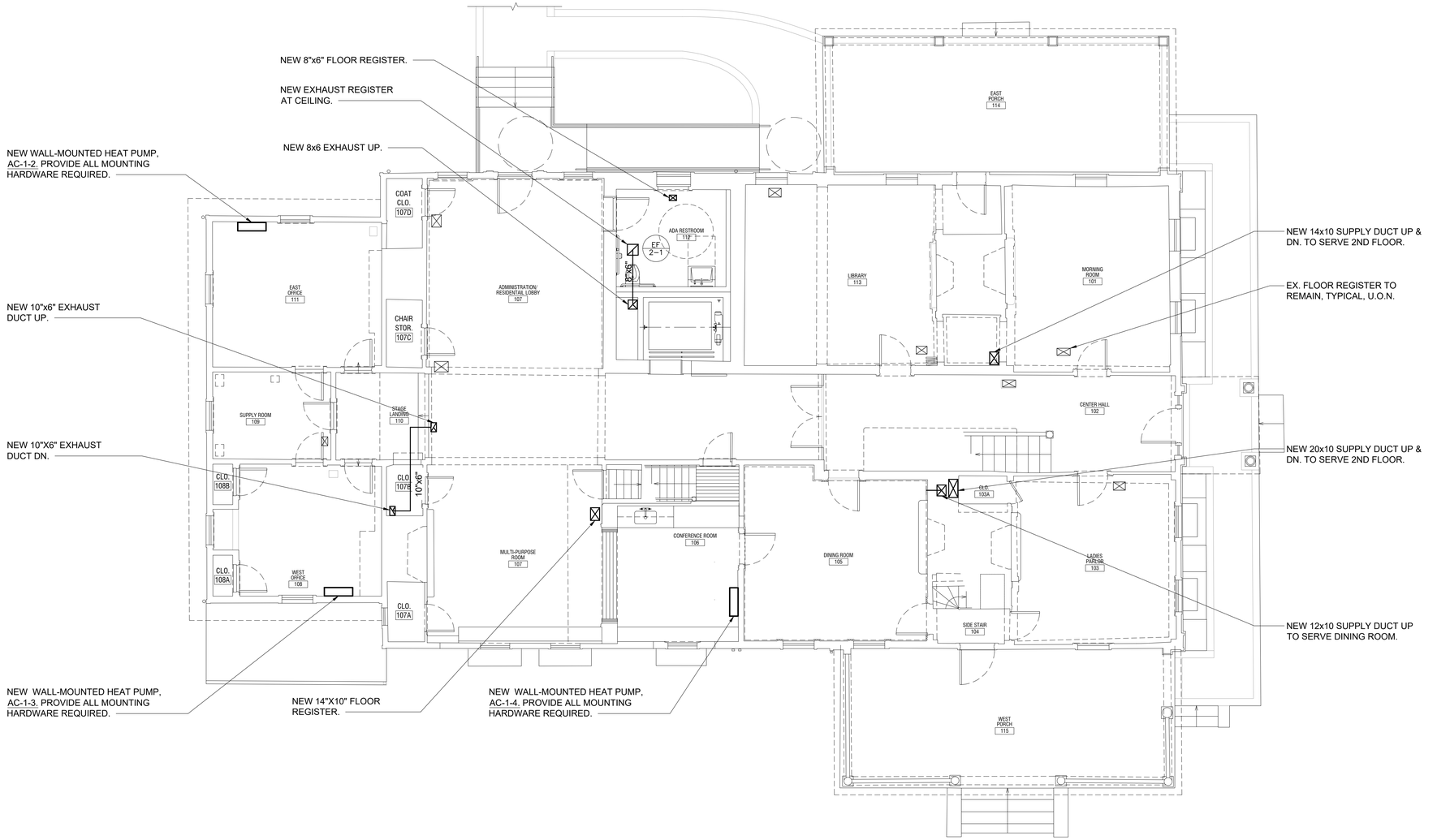

1 MECHANICAL 1ST FLOOR NEW WORK PLAN

SCALE: 3/16" = 1'-0"

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LOCATION PLAN

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DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

MECHANICAL FIRST FLOOR NEW WORK PLAN

SEAL & SIGNATURE

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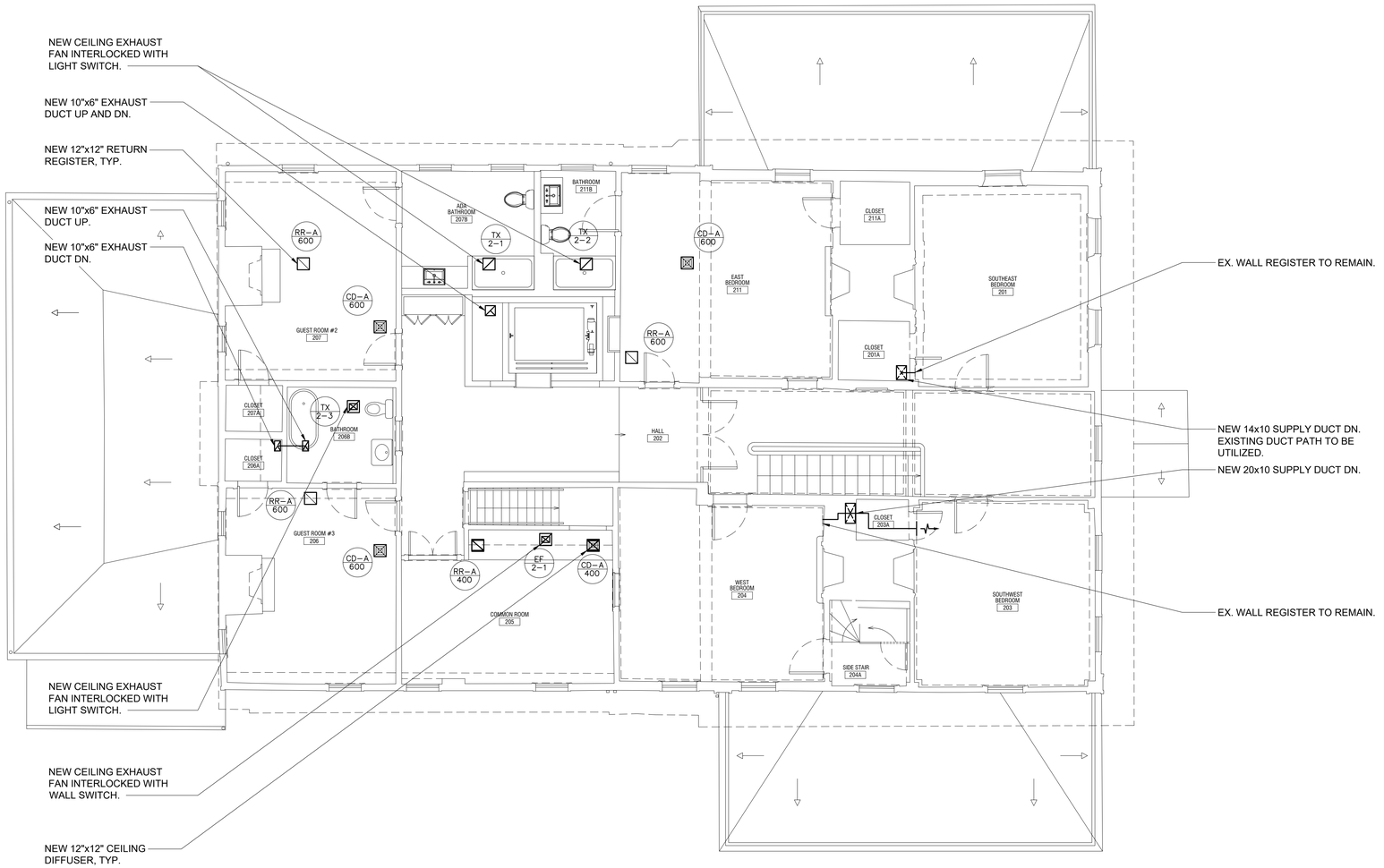

1 MECHANICAL 2ND FLOOR NEW WORK PLAN
SCALE: 3/16" = 1'-0"

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JLC ENVIRONMENTAL CONSULTANTS, INC.
(ENVIORNMENTAL TESTING)
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CLIENT / OWNER

SYLVESTER MANOR
EDUCATIONAL FARM
P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
2	ISSUED FOR REVIEW	11.13.2024
1	ISSUED FOR DD COORDINATION	04.10.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

MECHANICAL SECOND FLOOR NEW WORK PLAN

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	
CHECKED BY:	
DWG No:	M-202
DWG COUNT:	OF ##

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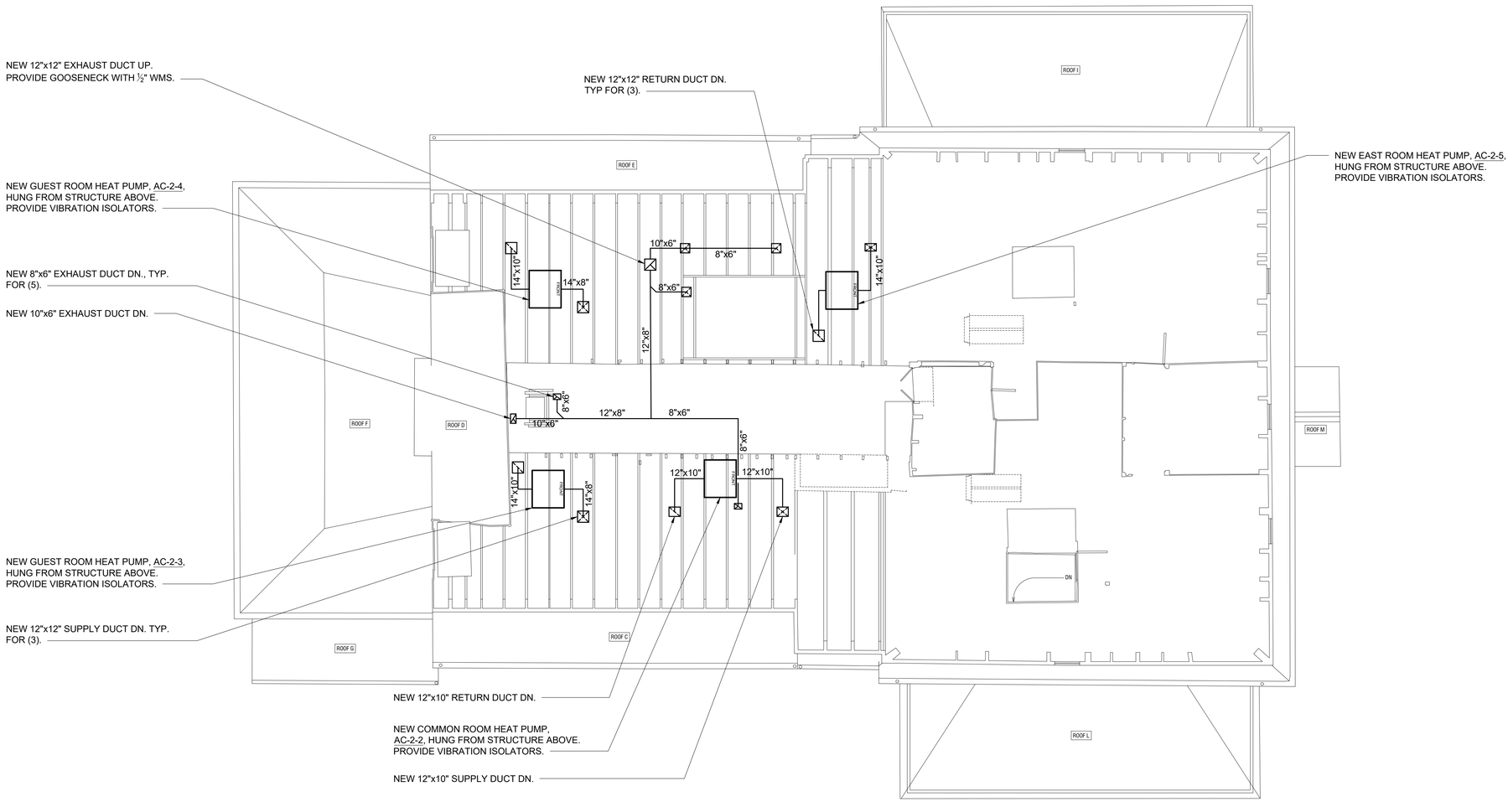

1 MECHANICAL ATTIC NEW WORK PLAN
SCALE: 3/16" = 1'-0"

NORTH

ARCHITECT

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EXTERIOR REHABILITATION
INTERIOR REUSE
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MECHANICAL ATTIC NEW WORK PLAN

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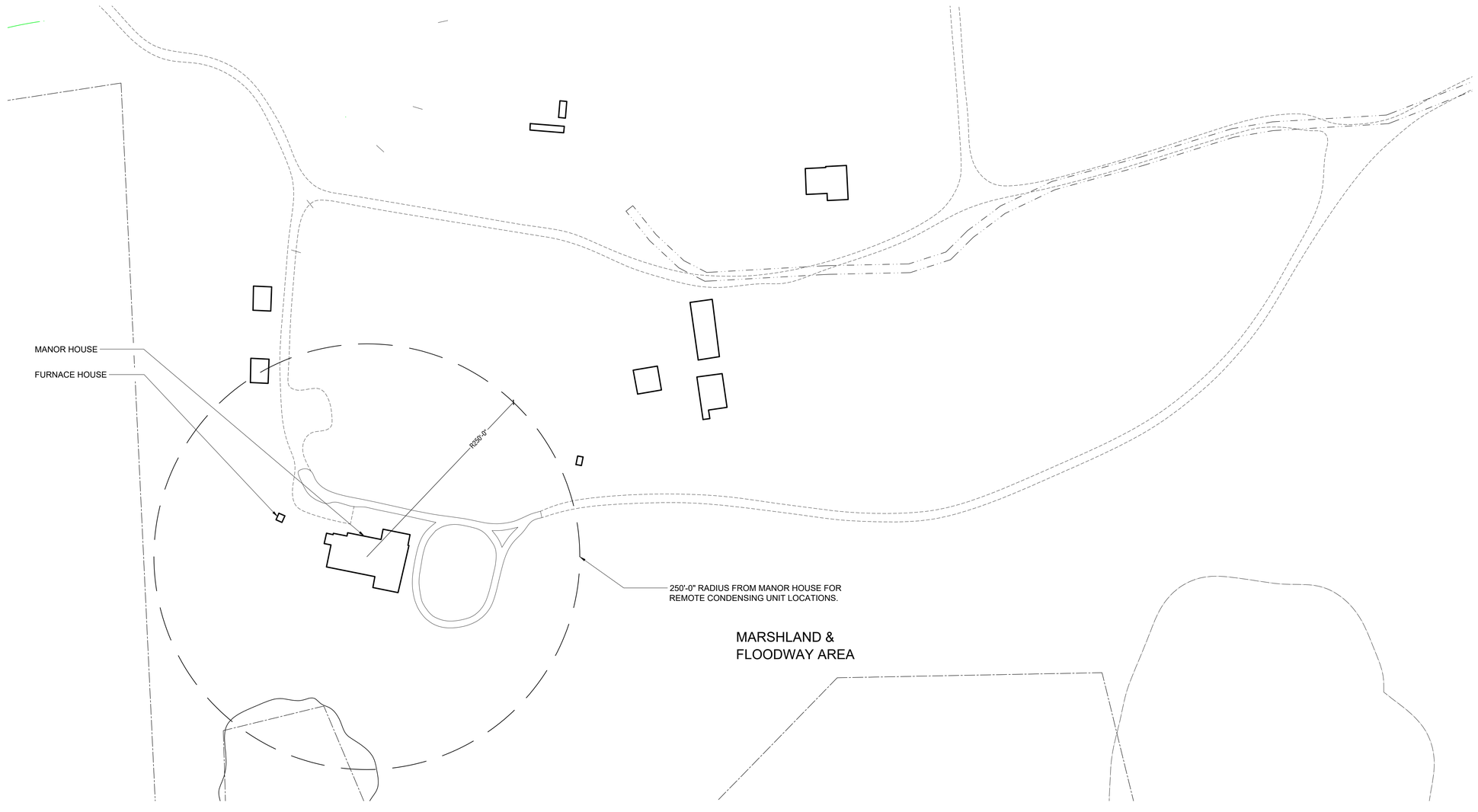

1 MECHANICAL SITE PLAN
SCALE: 1/64" = 1'-0"

ARCHITECT

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PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

MECHANICAL SITE PLAN

SEAL & SIGNATURE

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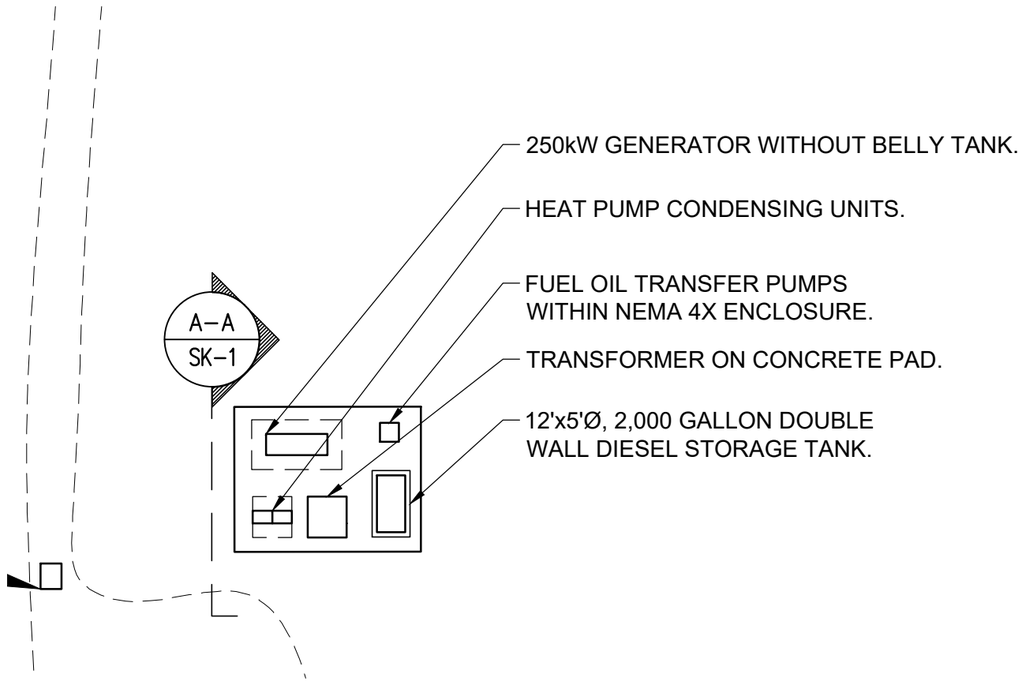
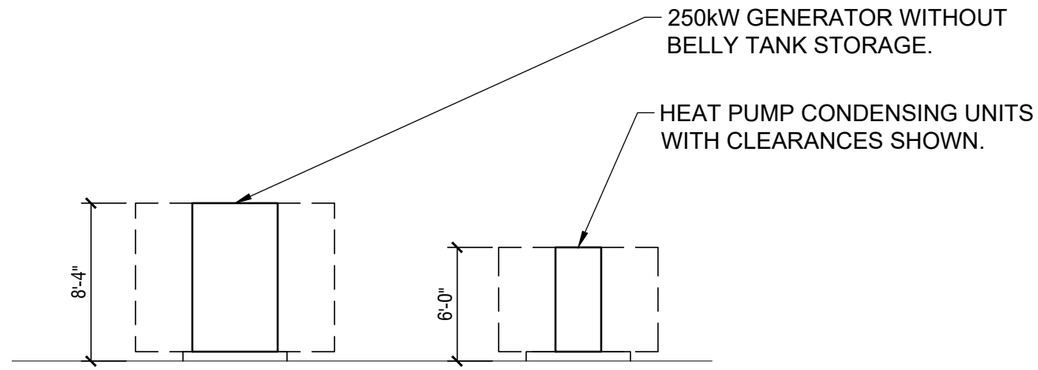


1 ELECTRICAL SITE PLAN
SCALE: 1/32" = 1'-0"



1 SECTION A-A
SCALE: 1/8" = 1'-0"

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914.747.2800

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CLIENT

SYLVESTER MANOR
EDUCATIONAL FARM

PROJECT TITLE

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

DRAWING TITLE

MEP EQUIPMENT LOCATION
SKETCH

No.	ISSUE OR REVISION	DATE

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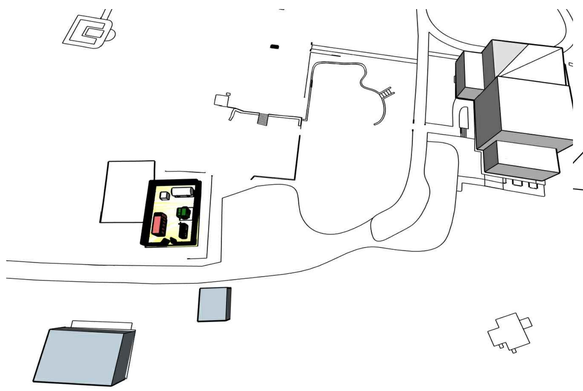
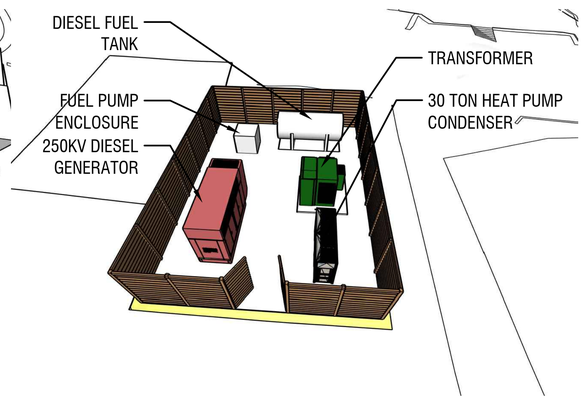
SCALE: AS NOTED	
PROJECT NO.	

EXTERIOR MOCKUP VIEW LOOKING EACH FROM DRIVEWAY NEAR MANOR HOUSE

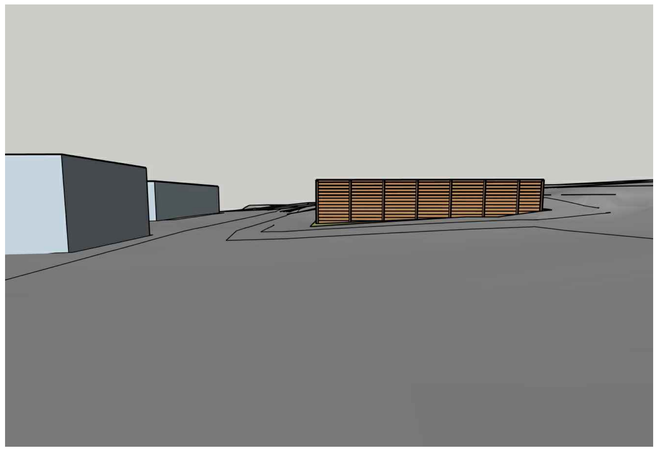
THE PROPOSED MECHANICAL ENCLOSURE IS SHOWN HERE WITH A SIMPLE 8' TALL SCREEN (FINAL DESIGN TBD). IT IS LOCATED BEHIND THE STONE WALL NEAR THE GRAVEL PARKING AREA IN FRONT OF THE MOWER BARN (FINAL LOCATION TBD). ACCORDING TO THE SURVEY THIS AREA IS APPROXIMATELY +14 FEET ABOVE MEAN WATER LEVEL AND OUTSIDE OF THE WETLANDS SETBACKS. ACTUAL SIZES AND APPROXIMATE LOCATIONS OF EQUIPMENT ARE SHOWN PENDING FINAL DESIGN BY OLA.



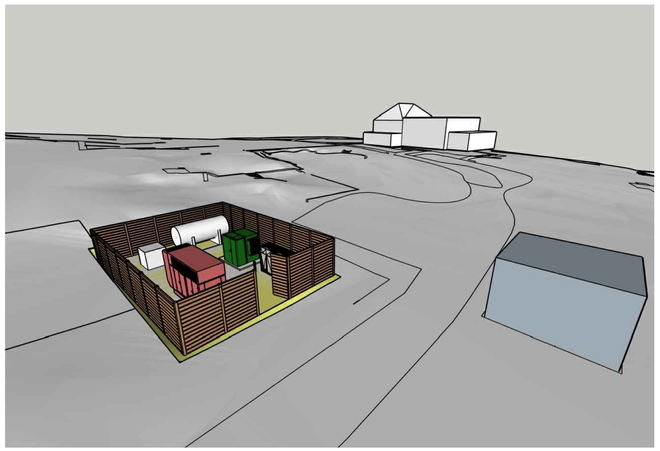
AERIAL VIEW



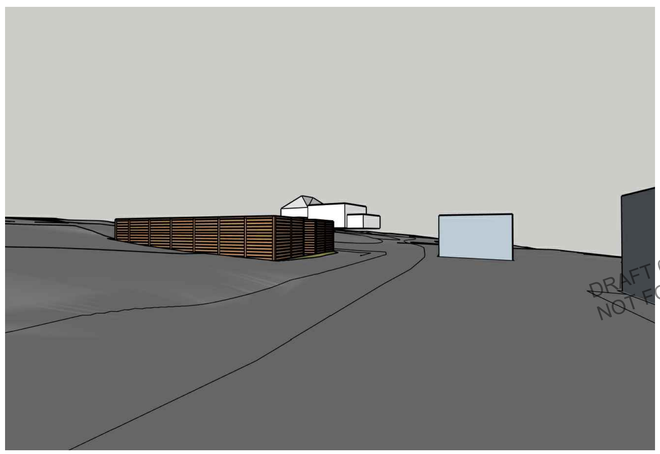
AERIAL CLOSE-UP PERSPECTIVE



VIEW LOOKING EAST FROM DRIVEWAY



AERIAL PERSPECTIVE LOOKING TOWARDS MANOR HOUSE



PERSPECTIVE LOOKING WEST FROM DRIVEWAY

DRAFT 08/13/2025
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PROPOSED MECHANICAL EQUIPMENT PAD

SYLVESTER MANOR
EXTERIOR REHABILITATION, INTERIOR ADAPTIVE RE-USE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY

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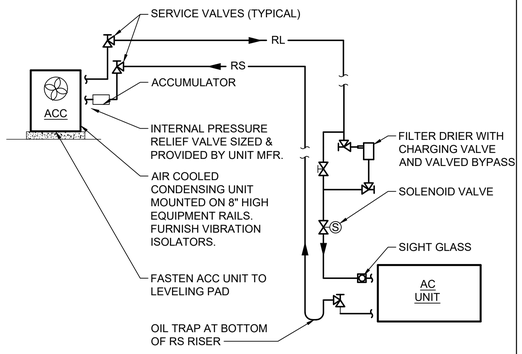
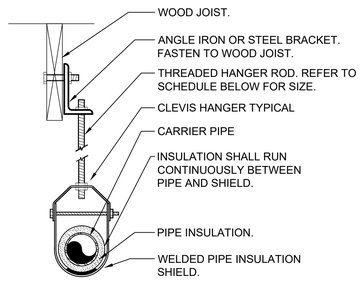


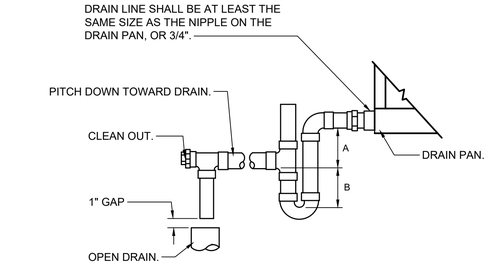
NOTES:
1.) PROVIDE TRAPS AS FOLLOWS:
A. FOR RISES UP TO 50', USE 1 TRAP AT THE BOTTOM OF THE SUCTION RISER.
B. FOR RISES BETWEEN 50' AND 100', INSTALL A SECOND TRAP HALF WAY UP THE RISER.
2.) REFRIGERANT PIPING SHALL BE INSTALLED SO THAT THEY WILL NOT OBSTRUCT SERVICE ACCESS TO EITHER THE INDOOR COIL OR CONDENSING UNIT, THE AIR HANDLER IN GENERAL OR THE FILTER.
3.) SLOPE HORIZONTAL SUCTION LINES APPROX. 1" EVERY 20 FEET TOWARD THE CONDENSING UNIT TO FACILITATE OIL RETURN.
4.) ALL FASTENERS AND SUPPORTS LOCATED OUTDOORS SHALL BE GALVANIZED

8 REFRIGERANT PIPING DETAIL
SCALE: NONE



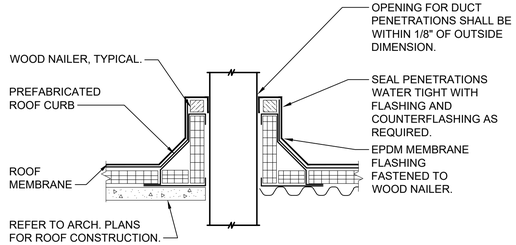
PIPE HANGER SCHEDULE					
PIPE DIA.	3/4"-2"	2 1/2"-3"	4"-5"	6"	8"-12"
HANGER DIA.	3/8"	1/2"	5/8"	3/4"	7/8"

7 PIPE HANGER DETAIL
SCALE: NONE



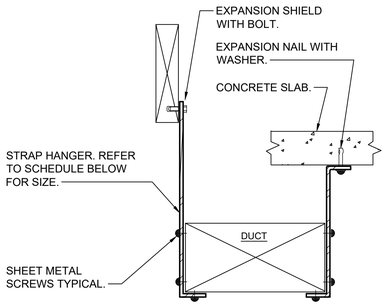
NOTES:
1.) DRAW THRU UNITS; DIMENSION A (DEPTH OF SEAL) SHALL BE 2" MINIMUM AND DIMENSION B SHALL BE 1.2 x THE STATIC PRESSURE OF THE UNIT.
2.) BLOW THRU UNITS; DIMENSION A (DEPTH OF SEAL) SHALL BE 1" MINIMUM AND DIMENSION B SHALL BE 2.0 x THE STATIC PRESSURE OF THE UNIT.
3.) PLUMBING CONTRACTOR SHALL ROUTE CONDENSATE DRAIN LINE TO UNIT. MECHANICAL CONTRACTOR SHALL PROVIDE FINAL CONNECTIONS.

6 AIR CONDITIONING UNIT CONDENSATE DRAIN DETAIL
SCALE: NONE



NOTES:
1. THIS DETAIL SHALL BE USED FOR ALL DUCT PENETRATIONS THROUGH ROOF, BOTH NEW AND EXISTING.
2. PREFABRICATED ROOF CURB SHALL BE OF PRIME 18 GAUGE GALVANIZED STEEL CONSTRUCTION WITH WELDED CORNERS AND 3" CANT FULLY MITERED WITH SEAMS JOINED BY CONTINUOUS WELDS. CURB SHALL BE FACTORY INSULATED WITH 1-1/2" THICK 3# DENSITY INSULATION AND ASSEMBLED WITH 2x2 WOOD NAILERS. DIMENSIONS OF ROOF CURB SHALL BE VERIFIED BY THIS CONTRACTOR PRIOR TO ORDERING BASED ON DIMENSIONS OF EXISTING UNITS. THIS CONTRACTOR SHALL COORDINATE HEIGHT OF ROOF CURB WITH GENERAL CONTRACTOR PRIOR TO ORDERING.
3. CONTRACTOR SHALL PROVIDE ALL FLASHING, COUNTERFLASHING, AND ANY OTHER MATERIALS AND LABOR NECESSARY TO ENSURE A WATERTIGHT ROOF PENETRATION ENCLOSURE.

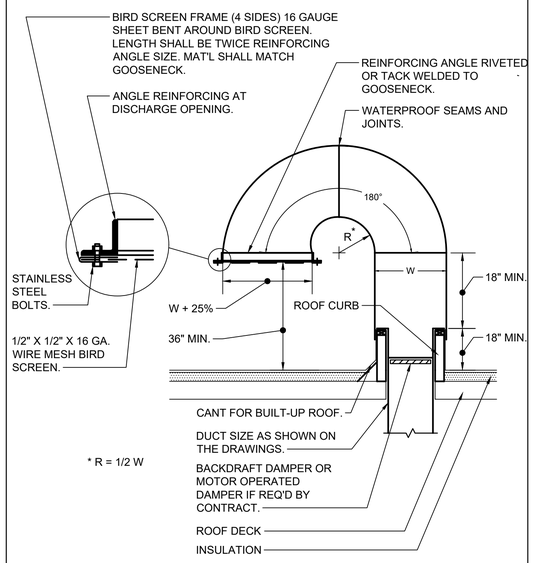
5 DUCT THROUGH ROOF DETAIL
SCALE: NONE



NOTES:
1. FOR DUCTS OVER 49" WIDE, THE STRAP HANGER SHALL BE TURNED UNDER THE BOTTOM OF THE DUCT.
2. WHERE EXISTING BUILDING STRUCTURAL COMPONENTS HAVE FIREPROOF MATERIAL, ANY AREA THAT IS DISTURBED OR DAMAGED AS A RESULT OF HANGER INSTALLATION SHALL BE PATCHED WITH UL AND FM APPROVED FIREPROOFING TO MATCH EXISTING.
3. ALL ANCHORS AND INSERTS SHALL HAVE NEW YORK CITY BOARD OF STANDARD AND APPEALS, (BSA) APPROVAL.

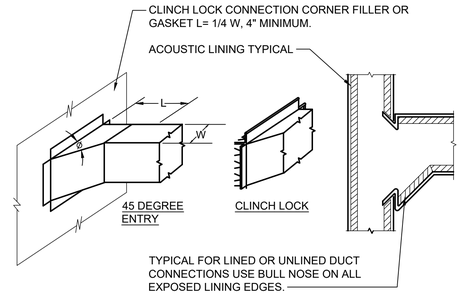
HANGER STRAP SCHEDULE		
DUCT SIZE	HANGER SIZE	MAXIMUM SPACING
UP TO 2 SQ. FT.	1" x 1/16"	8'-0"
2 SQ. FT. TO 4 SQ. FT.	1" x 1/8"	8'-0"
4 SQ. FT. TO 10 SQ. FT.	1" x 1/8"	6'-0"
OVER 10 SQ. FT.	1" x 1/8"	4'-0"

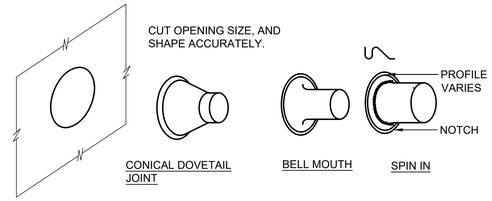
4 DUCT HANGER DETAIL
SCALE: NONE



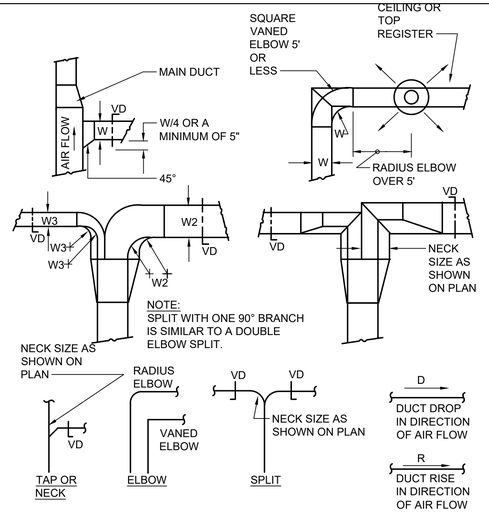
NOTES:
1. GOOSENECK SHALL BE CONSTRUCTED OF THE SAME MATERIAL AND PRESSURE CLASSIFICATION AS SYSTEM DUCTWORK.

3 GOOSENECK DETAIL (180°)
SCALE: NONE





2 DUCT BRANCH CONNECTION DETAIL
SCALE: NONE



NOTES:
1. SINGLE LINE REPRESENTATIONS REFER TO DOUBLE LINE DETAILS.
2. USE RADIUS OR SQUARE VANED BENDS FOR BOTH ELBOWS AND SPLITS AS DETERMINED BY SPACE LIMITATIONS, AND THE DISTANCE FROM AIR OUTLETS.
3. ALL SQUARE ELBOWS SHALL HAVE FACTORY TURNING VANES, AND MAINTAIN A CONSTANT WIDTH.
4. WHERE DUCTS SPLIT, THE SOLID LINE REPRESENTATION IS PREFERRED, UNLESS PRECLUDED BY SPACE, OR OTHERWISE INDICATED.
5. USE ELBOW SPLIT FOR BRANCH CONNECTIONS ONLY WHERE NECK SIZE IS GIVEN.

1 DUCT BRANCH TAKE-OFF DETAIL
SCALE: NONE

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P.O. BOX 229 SHELTER ISLAND, NY 11964

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DRAWING NAME
MECHANICAL DETAILS 1 OF 2

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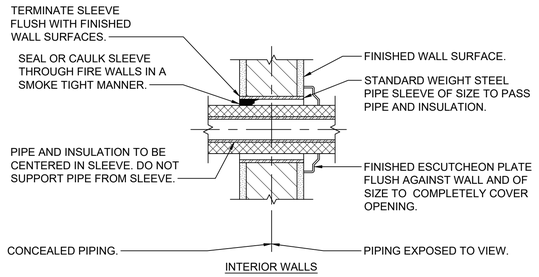
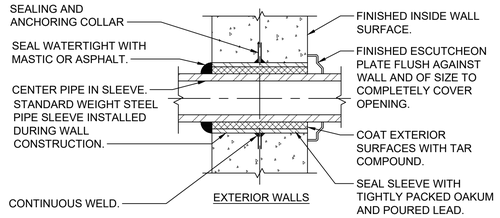


2 PIPE WALL SLEEVE DETAIL FOR INTERIOR WALLS

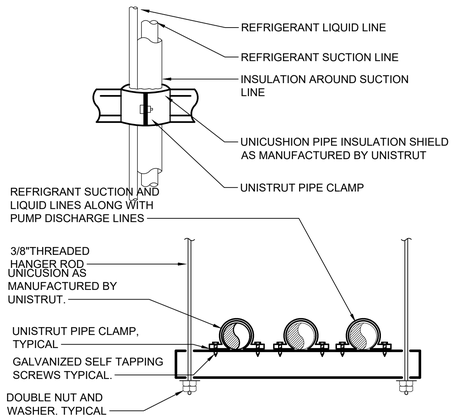
SCALE: NONE



NOTES:
1.) PIPE SLEEVE FOR EXTERIOR WALL ABOVE GRADE.
2.) FOR GAS SERVICE EXTEND SLEEVE 1" PAST INSIDE FACE OF WALL & 4" PAST OUTSIDE FACE OF WALL.

3 PIPE WALL SLEEVE DETAIL FOR EXTERIOR WALLS ABOVE GRADE

SCALE: NONE



NOTES:
1.) LIQUID AND SUCTION LINES MAY BE ROUTED TOGETHER FOR CONVENIENCE, BUT MUST BE COMPLETELY INSULATED FROM EACH OTHER. DO NOT SOLDER LIQUID AND SUCTION LINES TOGETHER. DO NOT ALLOW METAL TO METAL CONTACT.
2.) LINES SHOULD BE INSTALLED WITH AS FEW BENDS AS POSSIBLE, ALLOWING SERVICE ACCESS TO THE INDOOR COIL.
3.) USE LONG RADIUS ELBOWS WHEREVER POSSIBLE, EXCEPT IN OIL RETURN TRAPS, WHERE SHORT RADIUS ELBOWS SHOULD BE USED.
4.) SLOPE HORIZONTAL SUCTION LINES 1 INCH EVERY 20 FEET TOWARD THE OUTDOOR UNIT.

1 REFRIGERANT PIPE SUPPORT DETAIL

SCALE: NONE

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CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM

P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
2	ISSUED FOR REVIEW	11.13.2024
1	ISSUED FOR DD COORDINATION	04.10.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

MECHANICAL DETAILS 2 OF 2

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2023

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APS PROJECT No:	23-037
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DRAWING BY:	
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DWG COUNT:	OF ##

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SYMBOLS AND ABBREVIATIONS

SYMBOL	ABBREVIATION	DESCRIPTION
———	-	CONDUIT AND WIRING
— — —	-	CONDUIT & WIRING TO BE REMOVED UON
——UG——	-	UNDERGROUND CONDUIT
——OH——	-	OVERHEAD CONDUCTORS
	-	HOMERUN TO PANEL, ARROWS INDICATE # 1P
	-	MULTI-POLE HOMERUN
	-	ELECTRICAL EQUIPMENT AS INDICATED
	-	ELECTRICAL EQUIPMENT TO BE REMOVED UON
M	-	ELECTRIC METER
J	-	JUNCTION BOX
	-	FUSED DISCONNECT SWITCH
	-	UNFUSED DISCONNECT SWITCH
	-	COMBINATION MOTOR STARTER/FUSED DISC.
	-	MOTOR STARTER
HP	-	MOTOR, HP = HORSE POWER
	-	BATTERY PACK EMERGENCY LIGHT FIXTURE
	-	EXIT LIGHT, FACES-SHADED, CHEVRON-ARROW
S_x	-	SINGLE POLE SWITCH (x - INDICATES FIXTURE BEING CONTROLLED)
S_x^3	-	THREE WAY SWITCH (x - INDICATES FIXTURE BEING CONTROLLED)
S_x^4	-	FOUR WAY SWITCH (x - INDICATES FIXTURE BEING CONTROLLED)
S_x^{DIM}	-	DIMMER SWITCH (x - INDICATES FIXTURE BEING CONTROLLED)
S_M	-	MOTOR RATED TOGGLE SWITCH
S_K	-	KEY OPERATED SINGLE POLE SWITCH
S_V	-	SPEED CONTROLLER (FB0)
	-	WALL MOUNTED OCCUPANCY SENSOR
OC	-	CEILING MOUNTED OCCUPANCY SENSOR
	-	DUPLEX RECEPTACLE
	-	DOUBLE DUPLEX RECEPTACLE
	-	SPECIAL RECEPTACLE
FLR	-	FLOOR MOUNTED DUPLEX RECEPTACLE
	CB	CIRCUIT BREAKER
	-	ENCLOSED CIRCUIT BREAKER
I 200AS 150AF	-	FUSED SWITCH
G	GEN	GENERATOR
	-	GENERATOR RECEPTACLE
OR	GND	GROUND AS PER LOCAL CODE
	-	GROUND BAR
OR	-	GROUND ROD
	ATS	AUTOMATIC TRANSFER SWITCH
OR T	XFMR	TRANSFORMER
	CT	CURRENT TRANSFORMER
OR	-	UTILITY POLE
OR	-	UTILITY POLE WITH TRANSFORMER
	NC	NORMALLY CLOSED CONTACTS
	NO	NORMALLY OPEN CONTACTS
	CV	CONTROL VALVE
LD	-	LEAK DETECTOR
M	MD	MOTORIZED DAMPER
	SD OR CFSD	SMOKE DAMPER
UH	UH	UNIT HEATER
VAV	VAV	VARIABLE AIR VOLUME BOX
	A	AMPERE(S)
	AC	AIR CONDITIONER (INDOOR)
	ACC	AIR CONDITIONER CONDENSER (OUTDOOR)
	AFF	ABOVE FINISHED FLOOR

SYMBOL	ABBREVIATION	DESCRIPTION
	AF	AMPERAGE OF FUSE
	AFI	ARC FAULT INTERRUPTER
	AGL	ABOVE GRADE LEVEL
	AHU	AIR HANDLING UNIT
	AL	ALUMINIUM
	AS	AMPERAGE OF SWITCH
	AWG	AMERICAN WIRE GAUGE
	BCW	BARE COPPER WIRE
	BESS	BATTERY ENERGY STORAGE SYSTEM
	BLDG	BUILDING
	C	CONDUIT
	CD	CANDELA
	CKT	CIRCUIT
	CLG	CEILING
	COL	COLUMN
	CU	COPPER
	CUH	CABINET UNIT HEATER
	DEM.	DEMOLISH AND REMOVE
	DISC	DISCONNECT
	DIM	DIMMER
	DWG	DRAWING
	ELEV	ELEVATOR
	EMT	ELECTRICAL METALLIC TUBING
	EM	EMERGENCY
	EX.	EXISTING TO REMAIN
	F	FLOOR
	FBO	FURNISHED BY OTHERS
	FC	FAN COIL UNIT
	GEN	GENERATOR
	GFI	GROUND FAULT INTERRUPTER
	HP	HORSEPOWER
	HVAC	HEATING VENTILATION AIR CONDITIONING
	IG	ISOLATED GROUND
	IMC	INTERMEDIATE METAL CONDUIT
	KVA	KILO-VOLT-AMPERE
	KW	KILO-WATT
	MAX	MAXIMUM
	MCB	MAIN CIRCUIT BREAKER
	MIN	MINIMUM
	MLO	MAIN LUG ONLY
	NIC	NOT IN CONTRACT
	NTS	NOT TO SCALE
	OH	OVERHEAD
	P	POLE
	PBO	PROVIDED BY OTHERS
	PNL	PANEL
	PVC	POLY VINYL CHLORIDE
	REL.	REMOVE AND RELOCATE
	RGS	RIGID GALVANIZED STEEL
	SCH	SCHEDULE
	SPD	SURGE PROTECTION DEVICE
	SW	SWITCH(ES)
	TELCO	TELEPHONE COMPANY
	TYP	TYPICAL
	UG	UNDERGROUND
	UON	UNLESS OTHERWISE NOTED
	UV	UNIT VENTILATOR
	VIF	VERIFY IN FIELD
	V	VOLT(S)

SYMBOL	ABBREVIATION	DESCRIPTION
	VSD	VARIABLE SPEED DRIVE
	WG	WIRE GUARD
	WH	WATER HEATER
	WP	WEATHERPROOF

NOTES:
1.) ALL SYMBOLS AND ABBREVIATIONS MAY NOT BE APPLICABLE FOR THIS PROJECT.
2.) SEE LIGHTING FIXTURE SCHEDULE FOR LIGHT FIXTURE SYMBOLS.

GENERAL NOTES

1. ALL WORK SHOWN IS NEW UNLESS OTHERWISE NOTED (UON) EXISTING TO REMAIN (EX.).
2. THE DRAWINGS ARE TO BE CONSIDERED SCHEMATIC ONLY AND DO NOT NECESSARILY SHOW THE EXACT LOCATIONS AND DETAILS OF THE WORK TO BE INSTALLED.
3. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PAYING ALL FEES ASSOCIATED WITH THIS WORK INCLUDING FILING WITH THE UTILITY COMPANY (AS REQUIRED), AND WITH LOCAL AUTHORITY HAVING JURISDICTION.
4. ALL WORK INVOLVING THE ELECTRIC SERVICE SHALL BE COORDINATED WITH AND APPROVED BY THE UTILITY COMPANY.
5. ALL CONDUCTORS SHALL BE COPPER UON "ON DRAWINGS".
6. CIRCUIT NUMBERS ARE FOR INFORMATION PURPOSES ONLY. ACTUAL CIRCUIT NUMBERS SHALL BE DETERMINED IN THE FIELD.
7. WHERE GFI RECEPTACLES ARE CIRCUITED WITH GENERAL CONVENIENCE RECEPTACLES, THE GFI RECEPTACLE SHALL BE THE LAST DEVICE ON THE CIRCUIT.
8. INSTALL CONDUIT EXPANSION FITTINGS AT ALL LOCATIONS WHERE CONDUITS CROSS BUILDING OR STRUCTURE EXPANSION JOINTS.
9. CEILING MOUNTED RECEPTACLES SHALL BE MOUNTED FLUSH TO CEILING.
10. UNLESS OTHERWISE NOTED, DISCONNECT SWITCHES, STARTERS, HOAS AND MOTOR RATED TOGGLE SWITCHES FOR MECHANICAL PUMPS, CABINET AND UNIT HEATERS, RETURN FANS, ROOF FANS, VAV BOXES, COMPRESSORS, FAN COIL UNITS, AIR HANDLERS AND CONDENSERS SHALL BE FURNISHED BY THE MECHANICAL CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR. COORDINATE ALL WORK WITH THE MECHANICAL CONTRACTOR.
11. DISCONNECT SWITCHES FOR MOTORIZED DAMPERS, CFSD/SD AND VAV BOXES SUPPLIED BY MECHANICAL CONTRACTOR AND INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR. SWITCHES NOT SHOWN ON PLANS.
12. ALL SMOKE, CO & COMBINATION SMOKE/CO ALARMS TO BE 120V, MULTI STATION HEADS WITH NON-REMOVABLE, NON-REPLACEABLE, 10 YEAR MINIMUM BATTERY BACKUP, U.O.N. PROVIDE WIRING AS REQUIRED BETWEEN HEADS. ALL HEADS WITHIN DWELLING UNIT SHALL BE CONNECTED TOGETHER.
13. ALL 120V, 15 AND 20 AMP CIRCUITS FEEDING LOADS IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY, COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER CIRCUIT BREAKERS.
14. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CUTTING, PATCHING, PAINTING, AND FINAL RESTORATION REQUIRED TO FACILITATE THE DEMOLITION AND INSTALLATION OF ALL ELECTRICAL EQUIPMENT, INCLUDING BUT NOT LIMITED TO PANELBOARDS, CONDUITS, WIRING, DEVICES, FIXTURES, ETC. INCLUDING ABOVE CEILINGS. CONTRACTOR TO REMOVE AND REPLACE CEILINGS, AND OPEN AND PATCH WALLS, AS REQUIRED TO EXECUTE THE ELECTRICAL WORK.

DEMOLITION NOTES

1. ALL EQUIPMENT SHALL BE DISCONNECTED AND REMOVED BACK TO POWER SOURCE ORIGINATION UNLESS OTHERWISE NOTED (UON) EXISTING TO REMAIN (EX.).
2. CONTRACTOR SHALL VERIFY EXTENT OF DEMOLITION WORK IN THE FIELD PRIOR TO BID AND SHALL INCLUDE ALL LABOR AND MATERIALS IN BASE BID INCLUDING ALL TEMPORARY CONNECTIONS. CONDUIT AND WIRE IN ORDER TO ACCOMMODATE CONSTRUCTION AND PROVIDE CONTINUOUS SERVICE TO DEVICES AND SYSTEMS TO REMAIN, TEMPORARY AND PERMANENTLY. WORK REQUIRING THE SHUT-DOWN OF THE BUILDING POWER SHALL BE PERFORMED DURING OVERTIME AND SHALL BE INCLUDED IN BASE BID.
3. ALL EXISTING ELECTRICAL EQUIPMENT NO LONGER IN USE, SUCH AS DISCONNECT SWITCHES, MOTOR CONTROLLERS, MOTOR STARTER PANELS, ETC. SHALL BE REMOVED UON.
4. ALL DISCONNECTED & REMOVED EXISTING ELECTRICAL ITEMS THAT ARE NOT BEING REUSED SHALL BE RETURNED TO THE OWNER OR DISPOSED OF AS DIRECTED.
5. THE CONTRACTOR SHALL INCLUDE IN THE BASE BID FOR ALL MATERIAL & LABOR REQUIRED FOR THE EXTENSIONS, REROUTING & RELOCATION OF EXISTING SYSTEM COMPONENTS, EQUIPMENT, WIRING, CONDUITS & CABLING SO AS TO MAINTAIN OPERATION OF ALL SYSTEMS THROUGHOUT THE BUILDING DURING DEMOLITION & CONSTRUCTION PHASES.

DEFINITION OF TERMS

1. WHEREVER IN THE CONTRACT DOCUMENTS THE WORDS "ELECTRICAL UTILITY" OR "POWER COMPANY" ARE USED, IT MUST BE UNDERSTOOD THAT "PSE&G LONG ISLAND (LI)" IS INTENDED.
2. "WORK" MUST BE DEEMED TO CONSIST OF ALL LABOR AND OPERATIONS, TRANSPORTATION, HOISTING, MATERIALS, TOOLS, EQUIPMENT, SERVICES, INSPECTIONS, INVESTIGATIONS, COORDINATION AND SUPERVISION REQUIRED AND / OR REASONABLY NECESSARY TO PRODUCE THE CONSTRUCTION REQUIRED BY THE CONTRACT DOCUMENTS.
3. "FURNISH" MEANS THE DESIGN, FABRICATION, PURCHASE AND DELIVERY TO THE JOB SITE.
4. "INSTALL OR INSTALLATION" MEANS THE ACT OF PHYSICALLY PLACING, APPLYING, SETTING, ERECTING, ANCHORING, SECURING, ETC., CONSTRUCTION MATERIALS, EQUIPMENT, FURNISHINGS, APPLIANCES, AND SIMILAR ITEMS SPECIFIED AND FURNISHED AT THE JOB SITE. INSTALLATION OF SPECIFIED ITEMS MUST BE COMPLETE IN ALL RESPECTS.
5. "PROVIDE" MEANS TO FURNISH AND INSTALL CONSTRUCTION MATERIAL, EQUIPMENT, ETC. AS DEFINED ABOVE.
6. THE FOLLOWING ARE DEFINITIONS OF SHOP DRAWING STAMP ACTIONS:

A. "NO EXCEPTIONS TAKEN" MEANS THAT THE SHOP DRAWING IS CORRECT AS TO PERFORMANCE, CAPACITY, ETC. AND SUBSTANTIAL CONFORMANCE TO THE CONTRACT DRAWINGS AND SPECIFICATIONS. FABRICATION AND/OR PURCHASE MAY COMMENCE.

B. "MAKE CORRECTIONS NOTED" MEANS THAT THE SHOP DRAWING IS CORRECT AS TO PERFORMANCE, CAPACITY, ETC. AND SUBSTANTIAL CONFORMANCE TO THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS, SUBJECT TO AND IN COMPLIANCE WITH THE ANNOTATIONS AND/OR CORRECTIONS INDICATED ON THE SHOP DRAWING. FABRICATION AND/OR PURCHASE MAY COMMENCE.

C. "AMEND AND RESUBMIT" MEANS THAT THE COMMENTS AND/OR CORRECTION ARE SO EXTENSIVE AND IMPORTANT THAT THE REVIEWER WANTS TO SEE HOW THE COMMENTS AND/OR CORRECTIONS ARE RESOLVED PRIOR TO RELEASE FOR FABRICATION AND/OR PURCHASE. FABRICATIONS AND/OR PURCHASE MAY NOT COMMENCE.

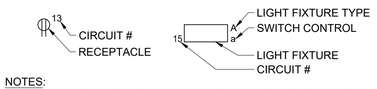
D. "REJECTED" MEANS THAT THE SHOP DRAWING DOES NOT COMPLY OR CONFORM TO THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS. FABRICATION AND/OR PURCHASE MAY NOT COMMENCE.

TYPICAL BRANCH CIRCUIT WIRING LEGEND

2-#12 & 1-#12 GND (1-1P-20A OR 1-1P-15A CB)

3-#12 & 1-#12 GND (3P-20A OR 3P-15A CB)

2-#12 & 1-#12 GND (2P-20A OR 2P-15A CB)



NOTES:
1. EACH 120V CIRCUIT SHALL HAVE A DEDICATED NEUTRAL CONDUCTOR. SHARED NEUTRAL HOMERUNS ARE NOT PERMITTED.
2. CONDUCTORS SHALL BE INCREASED FOR VOLTAGE DROP AND DERATING AS PER APPLICABLE ELECTRICAL CODE. FOR CIRCUITS THAT ARE BETWEEN 100' AND 150' IN LENGTH, PHASE AND NEUTRAL CONDUCTORS SHALL BE #10 AWG. FOR CIRCUITS THAT ARE BETWEEN 150' AND 225' IN LENGTH, PHASE AND NEUTRAL CONDUCTORS SHALL BE #8 AWG. FOR LENGTHS GREATER THAN 225' IN LENGTH, VERIFY CONDUCTOR SIZES WITH ENGINEER.

TRENCHING NOTES

1. CONTRACTOR SHALL COORDINATE WITH ARCHITECT/ENGINEER PRIOR TO BEGINNING EXCAVATION - SEE SITE PLANS E-100 AND E-300 FOR AREAS OF CONCERN.
2. NO EXCAVATION SHALL OCCUR IN AFRO-INDIGENOUS BURIAL GROUNDS.
3. CONTRACTOR SHALL TAKE CARE WHEN EXCAVATING WHERE THERE IS SEPTIC PIPING, SEE DWG E-300.
4. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES THAT ARE NOT PART OF N.Y. STATE "CODE 753" PRIOR TO DIGGING.
5. ALL EXCAVATING IN THE AREA OF THE EXISTING UNDERGROUND EQUIPMENT, PIPES AND CONDUITS SHALL BE PERFORMED BY HAND.
6. ANY AREA/PLANTS OR LANDSCAPING OR PAVEMENTS DISTURBED DURING THE EXCAVATION SHALL BE RESTORED OR REPLACED TO MATCH EXISTING CONDITIONS BY THE CONTRACTOR AT NO COST TO THE OWNER.
7. ANY EXISTING BURIED CONDUITS, DRAINAGE, SPRINKLER PIPING, ETC. THAT IS DISTURBED AND/OR DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
8. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY OR MAY NOT BE SHOWN; AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL 1-800-272-4480 (LI).

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ELECTRICAL SYMBOLS, ABBREVIATIONS & NOTES

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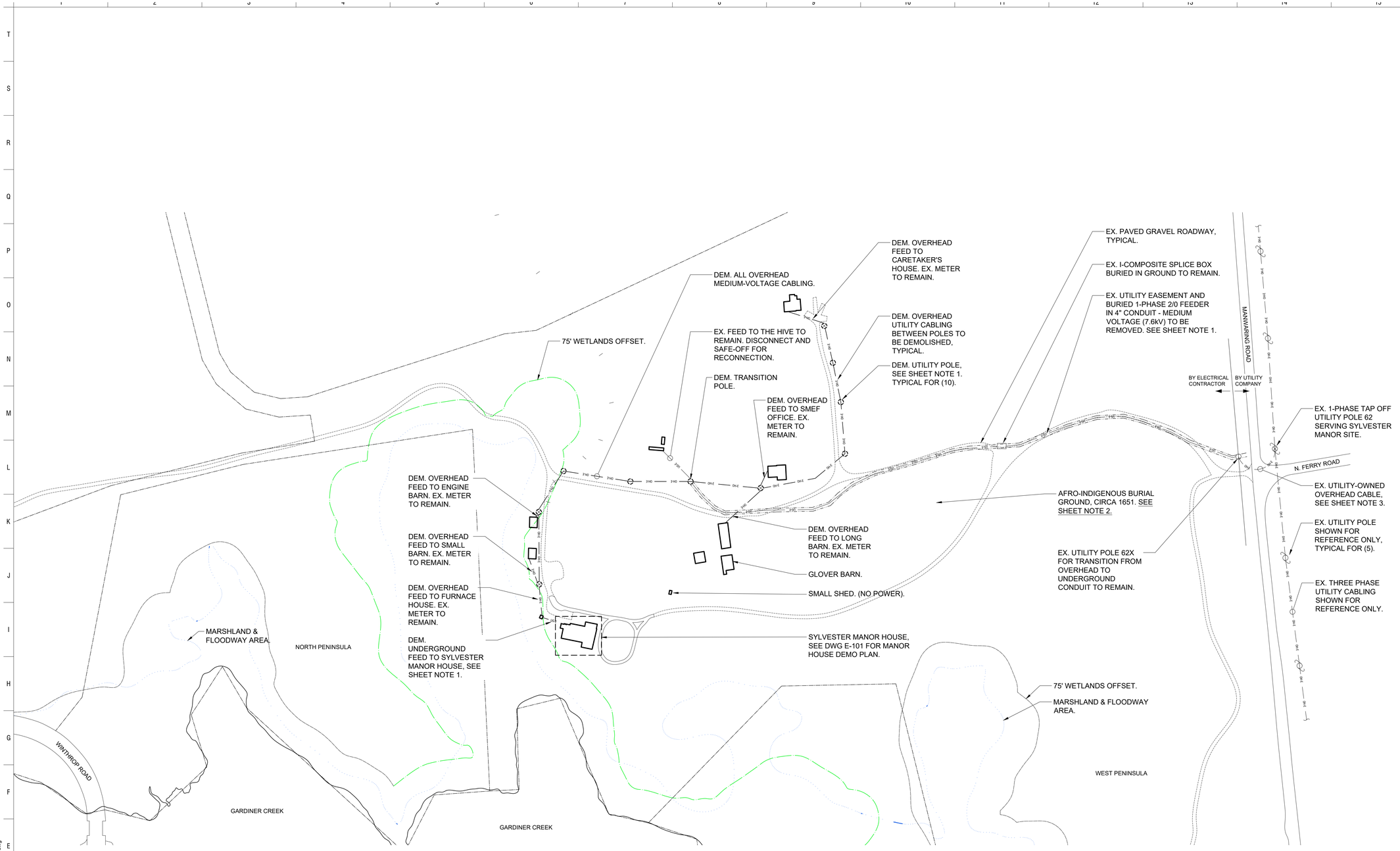

NORTH

1 ELECTRICAL SITE DEMOLITION PLAN

SCALE: 1/128" = 1'-0"

SHEET NOTES:

1.) EXISTING ELECTRICAL SERVICE SHOWN AS TO BE DEMOLISHED SHALL BE DE-ENERGIZED, DISCONNECTED, AND USED TO PULLNEW THREE-PHASE MEDIUM-VOLTAGE CABLING THROUGH EXISTING 4" UG C. REFER TO DWG E-300 FOR NEW ELECTRICAL SITE PLAN AND PHASING NOTES.

2.) THERE SHALL BE NO EXCAVATION IN THE AREA MARKED "AFRO-INDIGENOUS BURIAL GROUND, CIRCA 1651".

3.) MEDIUM-VOLTAGE OVERHEAD CABLING TO BE REPLACED BY UTILITY COMPANY AS PART OF THIS PROJECT, REFER TO DWG E-300 FOR NEW ELECTRICAL SITE PLAN AND PHASING NOTES.

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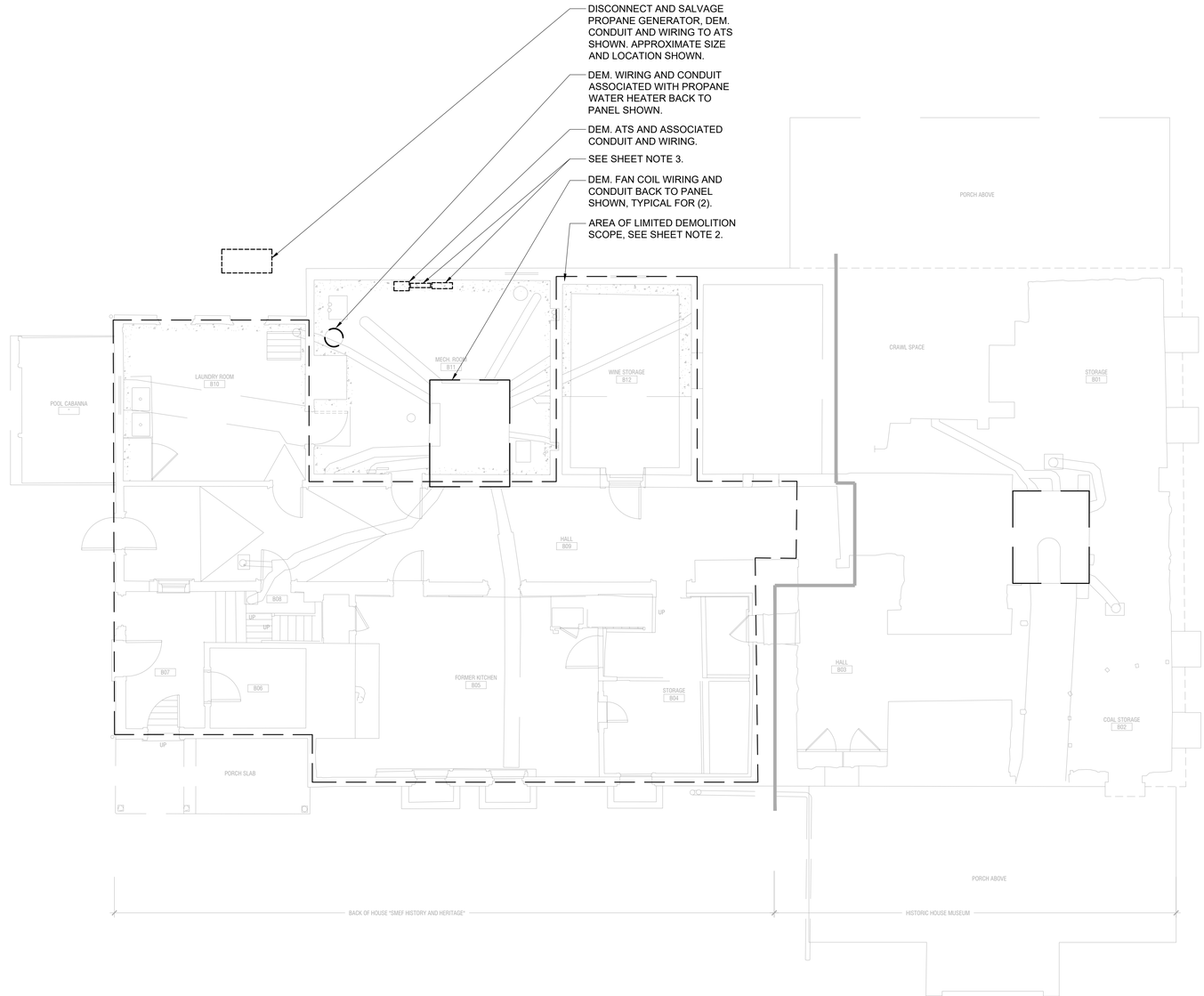

1 ELECTRICAL BASEMENT DEMOLITION PLAN

SCALE: 3/16" = 1'-0"

NORTH

FIRE ALARM DEMO NOTE:

1.) DEMOLISH ALL EXISTING FIRE ALARM DEVICES AND WIRING. CARE SHALL BE TAKEN TO MINIMIZE AFFECT ON SURROUNDING STRUCTURES/AREAS.

SHEET NOTES:

1.) EXISTING ELECTRICAL SERVICE EQUIPMENT SHOWN SHALL BE DEMOLISHED AFTER INSTALLATION OF NEW EQUIPMENT. REFER TO DWG E-301 FOR NEW ELECTRICAL SERVICE LAYOUT.

2.) DEMOLITION SHALL BE LIMITED TO SELECT ELECTRICAL RECEPTACLES AND LIGHTING FIXTURES IN AREAS OF DEMOLITION SHOWN. ALL CONDUITS AND OTHER EQUIPMENT NOT SHOWN ON PLAN SHALL BE EXISTING TO REMAIN.

3.) DISCONNECT AND SAFE OFF ALL EXISTING CIRCUITS TO 100A PANELS FOR RECONNECTION. DEMOLISH 100A PANELS ONLY AND FEEDERS BACK TO 100A/2P DISCONNECT SWITCH IN FURNACE HOUSE, REFER TO DWG E-100 FOR MORE INFORMATION.

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REGISTRATION EXPIRATION DATE: 11/30/2023

DATE:	06.01.2023
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SCALE:	AS NOTED
DRAWING BY:	JM
CHECKED BY:	MMa
DWG No:	E-101
DWG COUNT:	0F ##

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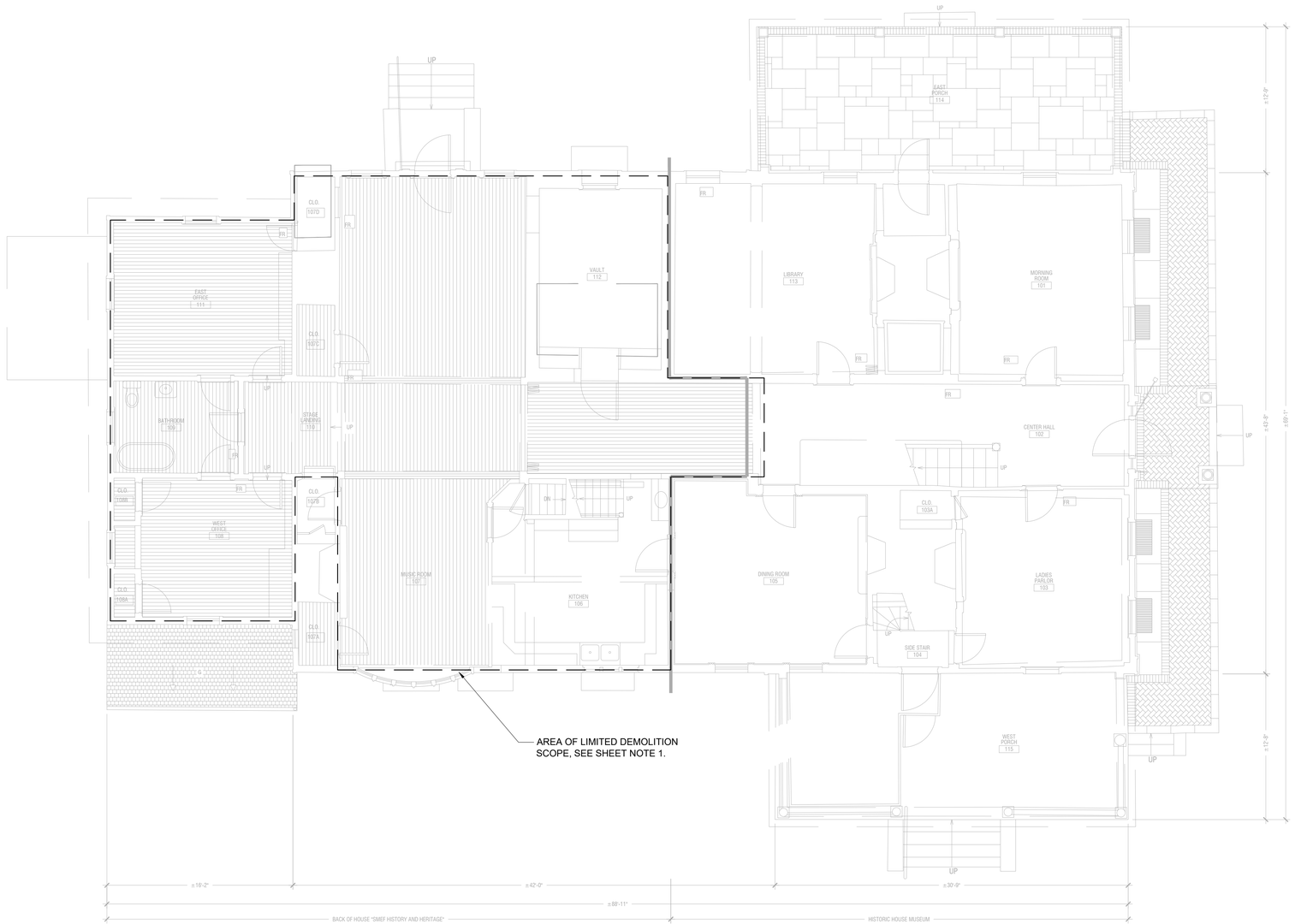

NORTH

1 ELECTRICAL 1ST FLOOR DEMOLTION PLAN

SCALE: 3/16" = 1'-0"

FIRE ALARM DEMO NOTE:

1.) DEMOLISH ALL EXISTING FIRE ALARM DEVICES AND WIRING. CARE SHALL BE TAKEN TO MINIMIZE AFFECT ON SURROUNDING STRUCTURES/AREAS.

SHEET NOTES:

1.) DEMOLITION SHALL BE LIMITED TO ELECTRICAL RECEPTACLES AND LIGHTING FIXTURES IN AREAS OF DEMOLITION SHOWN. ALL OTHER EQUIPMENT NOT SHOWN ON PLAN SHALL BE EXISTING TO REMAIN.

2.) ALL EXISTING OUTLETS, CONDUIT, AND WIRING WITHIN HISTORICAL HOUSE TO BE DISCONNECTED AND ABANDONED IN PLACE.

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CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM

P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
2	ISSUED FOR REVIEW	11.13.2024
1	ISSUED FOR DD COORDINATION	04.10.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

ELECTRICAL FIRST FLOOR DEMOLITION PLAN

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2023

DATE:	06.01.2023
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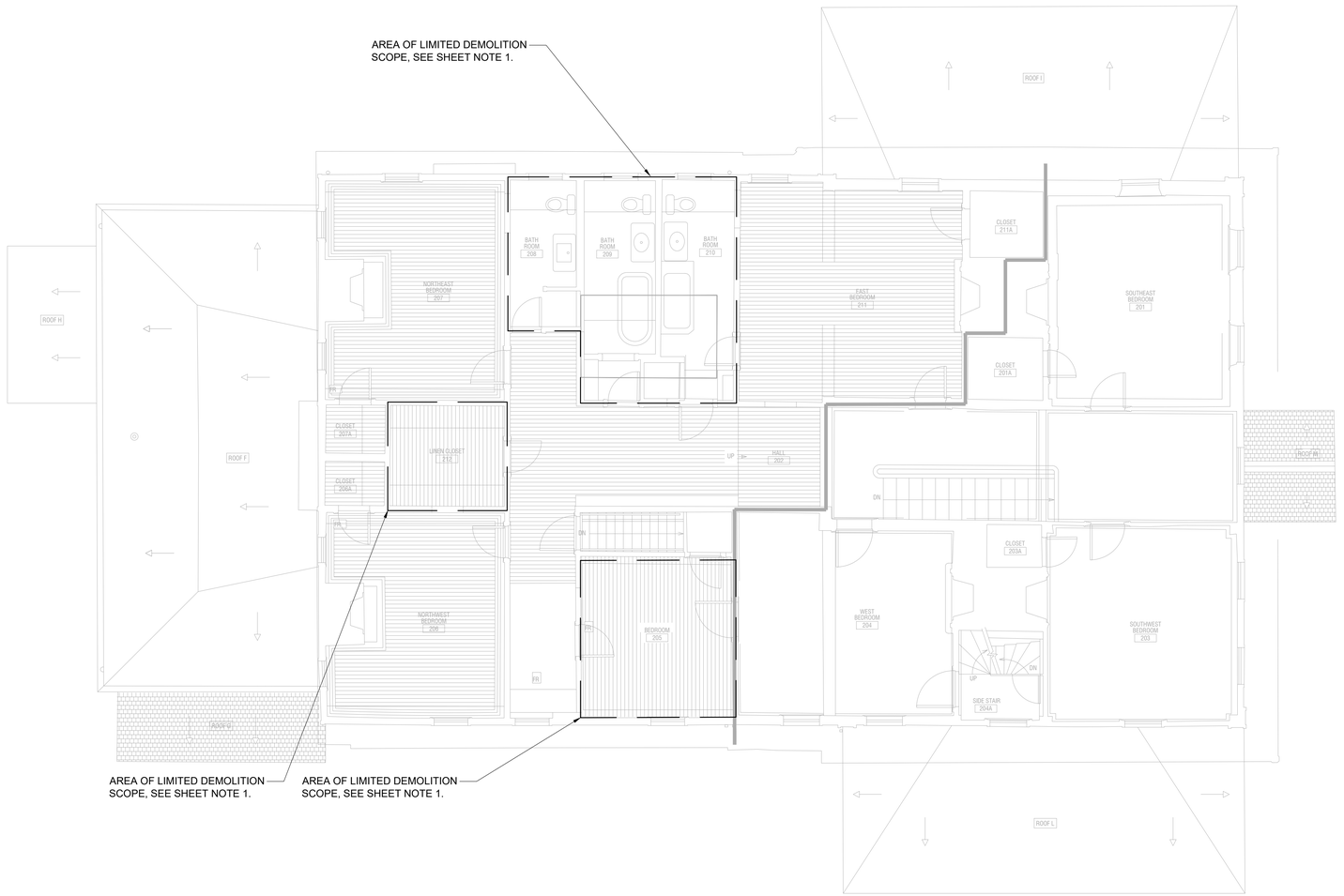

1 ELECTRICAL 2ND FLOOR DEMOLITION PLAN

SCALE: 3/16" = 1'-0"

NORTH

FIRE ALARM DEMO NOTE:

1.) DEMOLISH ALL EXISTING FIRE ALARM DEVICES AND WIRING. CARE SHALL BE TAKEN TO MINIMIZE AFFECT ON SURROUNDING STRUCTURES/AREAS.

SHEET NOTES:

1.) DEMOLITION SHALL BE LIMITED TO ELECTRICAL RECEPTACLES AND LIGHTING FIXTURES IN AREAS OF DEMOLITION SHOWN. ALL OTHER EQUIPMENT NOT SHOWN ON PLAN SHALL BE EXISTING TO REMAIN.

2.) ALL EXISTING OUTLETS, CONDUIT, AND WIRING WITHIN HISTORICAL HOUSE TO BE DISCONNECTED AND ABANDONED IN PLACE.

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CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM

P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
2	ISSUED FOR REVIEW	11.13.2024
1	ISSUED FOR DD COORDINATION	04.10.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

ELECTRICAL SECOND FLOOR DEMOLITION PLAN

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	JM
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DWG No:	E-103
DWG COUNT:	0F ##

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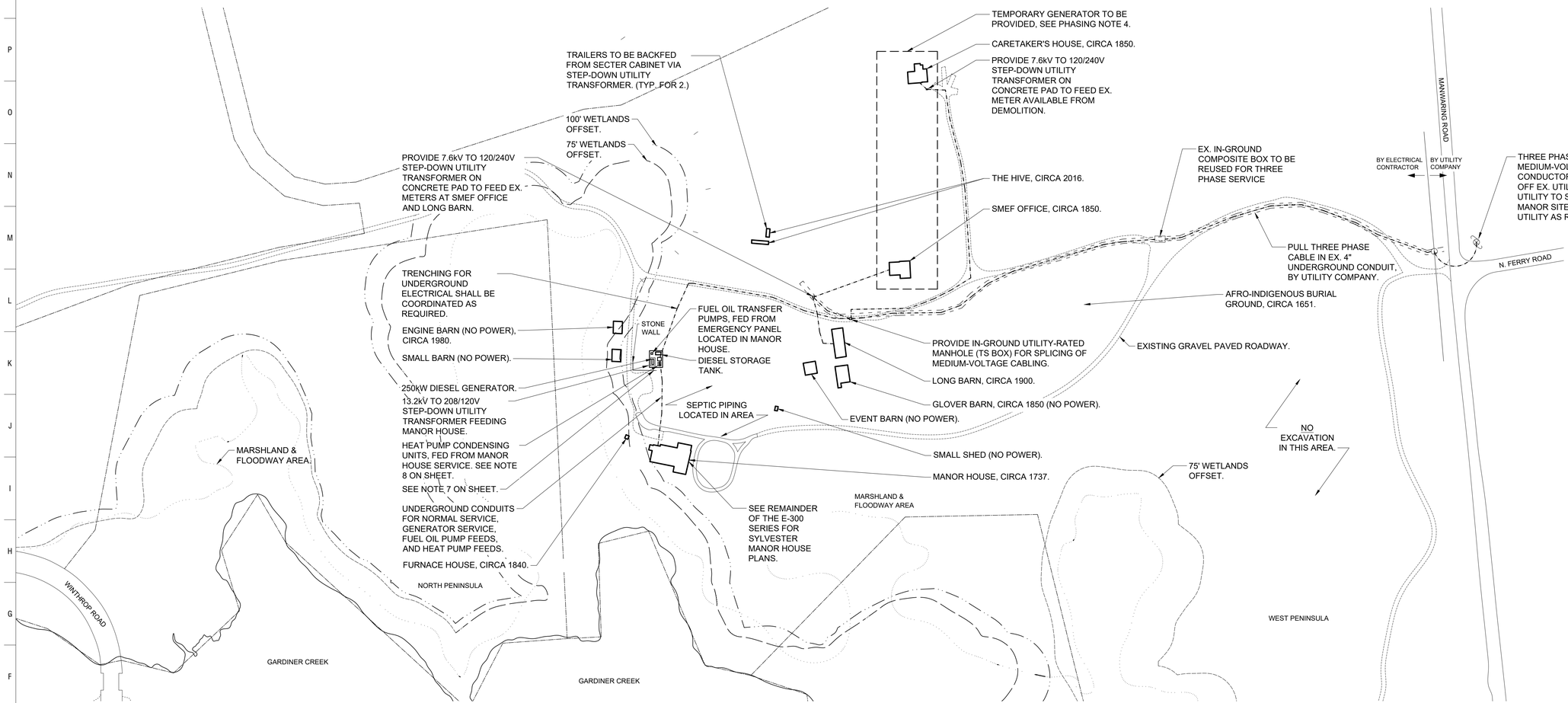

1 ELECTRICAL SITE PLAN

SCALE: 1/128" = 1'-0"

NORTH

SHEET NOTES:

1.) EXISTING SINGLE PHASE UTILITY METERS SHALL BE REUSED FOR THE FOLLOWING:
- CARETAKER'S HOUSE
- SMEF OFFICE
- THE HIVE
- LONG BARN

2.) NEW THREE PHASE METER SHALL BE INSTALLED FOR SYLVESTER MANOR HOUSE.

3.) DIESEL GENERATOR PROVIDED FOR EMERGENCY POWER AND RESILIENCY.

4.) PROVIDE ONE (1) SPARE UNDERGROUND STUB-OUT FOR ALL MANHOLES PROVIDED FOR FUTURE SPARE USE. STUB-OUTS SHALL BE MARKED ON A PLAN FOR CLIENT RECORDS.

5.) FINAL EQUIPMENT PAD POSITIONS TO BE COORDINATED, SUBJECT TO REVISIONS PER CLIENT INPUT.

6.) TRENCHING FOR UNDERGROUND CONDUIT SHALL BE COORDINATED WITH CLIENT AS REQUIRED. NO EXCAVATION SHALL OCCUR WITHOUT THE APPROVAL OF THE CLIENT.

7.) UNDERGROUND CONDUITS BETWEEN EQUIPMENT PAD AND MANOR HOUSE SHALL BE ROUTED TO AVOID EXISTING STONE WALL.

8.) PROVIDE DISCONNECT SWITCHES FOR ACCU-1A AND ACCU-1B. PROVIDE 3-#4 & 1-#8GND - 1"C. MECHANICAL DISCONNECT SWITCHES ARE TO BE PROVIDED BY MECHANICAL CONTRACTOR AND INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE AS REQUIRED. SEE DWG. E-501 FOR PANEL SCHEDULES.

PHASING NOTES:

1.) EXISTING SINGLE PHASE ELECTRICAL SERVICE SHALL BE DE-ENERGIZED AND DISCONNECTED TO MAKE ROOM FOR THE NEW, THREE PHASE SERVICE CABLES. REFER TO DWG E-100 FOR ELECTRICAL SITE DEMOLITION PLAN.

2.) CONTRACTOR TO PROVIDE TEMPORARY GENERATOR TO FEED SITE AS REQUIRED FOR THE DURATION OF UTILITY DOWNTIME. LOCATION OF TEMPORARY GENERATOR TO BE COORDINATED ON SITE.

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CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM

P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
3	PROGRESS SET	06.06.2024
2	ISSUED FOR REVIEW	11.13.2024
1	ISSUED FOR DD COORDINATION	04.10.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

ELECTRICAL SITE PLAN

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
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CHECKED BY:	MMa
DWG No:	E-300
DWG COUNT:	OF ##

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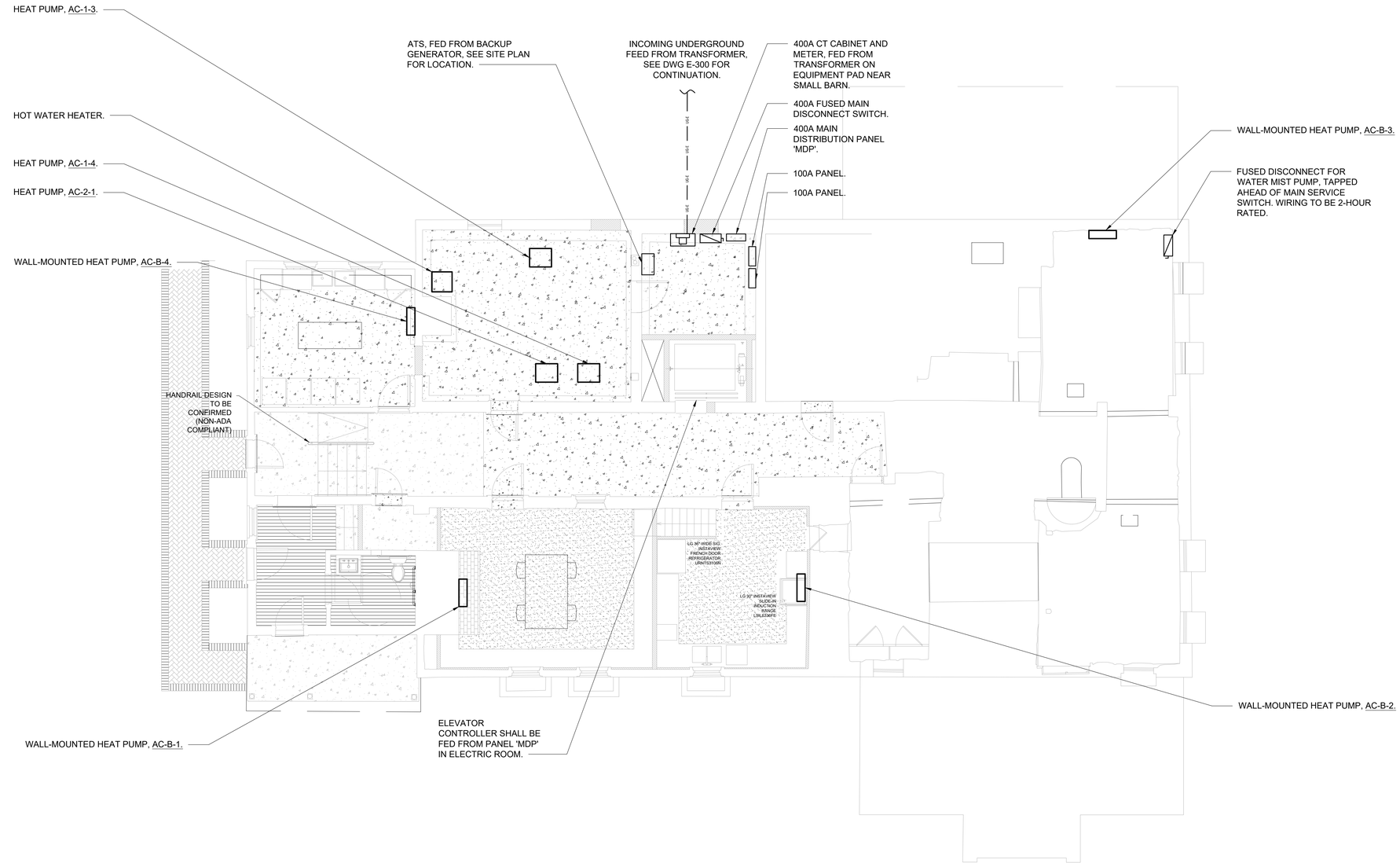

1 ELECTRICAL BASEMENT NEW WORK PLAN

SCALE: 3/16" = 1'-0"

NORTH

FIRE ALARM NOTE:

1.) FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT MANOR HOUSE AND SHALL INCORPORATE A VESDA "SNIFFER" SYSTEM AS WELL AS HEAT DETECTORS FOR PRE-ACTION TIE-IN. NOTIFICATION DEVICES SHALL BE ADDED BASED ON FINAL LAYOUTS.

SHEET NOTES:

1.) NEW LIGHTING FIXTURES AND RECEPTACLES BASED ON FINAL LAYOUTS SHALL BE CIRCUITED BACK TO PANELS IN ELECTRIC ROOM.

2.) MANUAL AND AUTOMATIC LIGHTING CONTROLS SHALL BE PROVIDED FOR NEW LIGHTING, BASED ON FINAL LAYOUT.

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CLIENT / OWNER

SYLVESTER MANOR
EDUCATIONAL FARM

P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
2	ISSUED FOR REVIEW	11.13.2024
1	ISSUED FOR DD COORDINATION	04.10.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

ELECTRICAL BASEMENT NEW WORK PLAN

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
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CHECKED BY:	MMa
DWG No:	E-301
DWG COUNT:	0F ##

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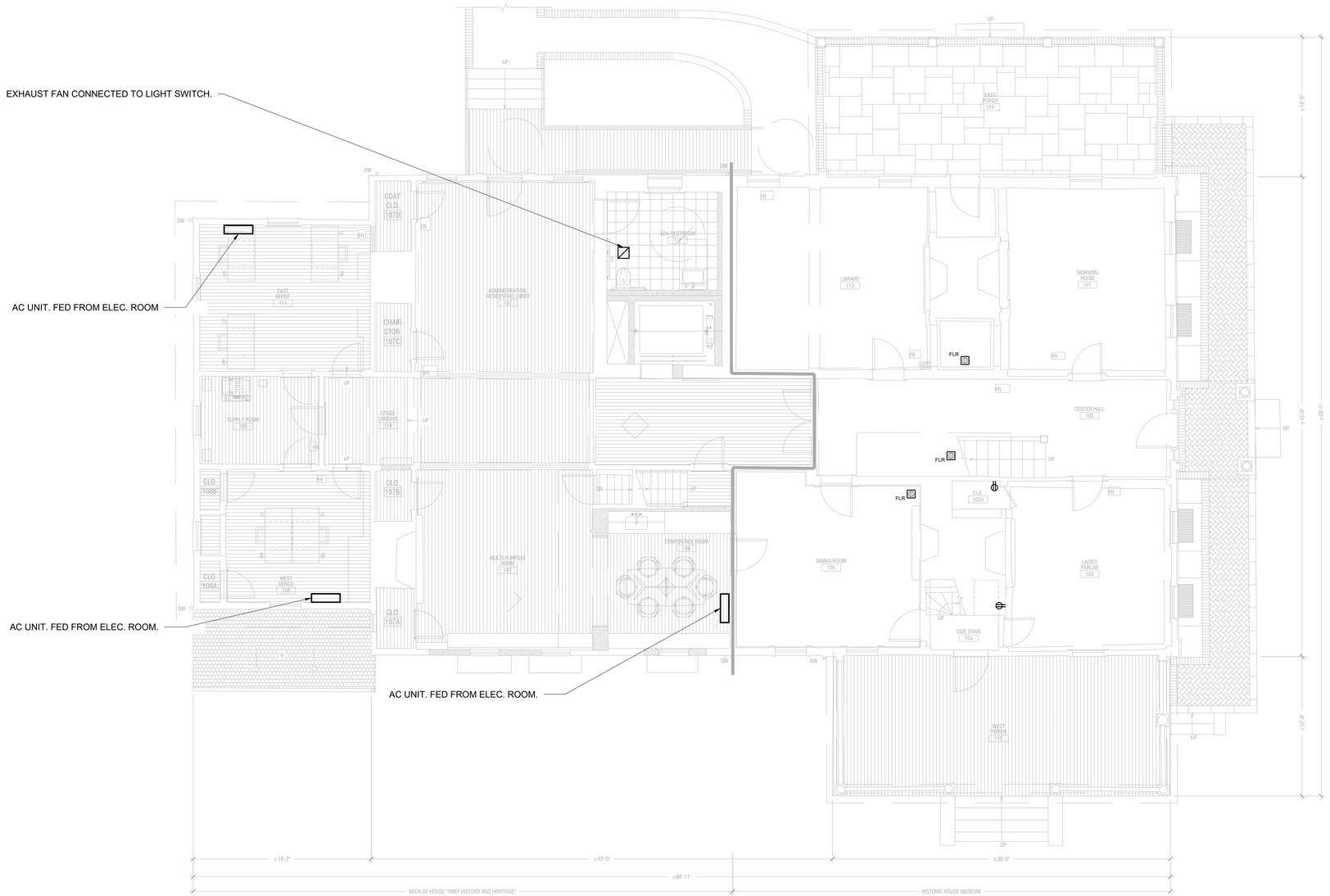

NORTH

1 ELECTRICAL 1ST FLOOR NEW WORK PLAN

SCALE: 3/16" = 1'-0"

FIRE ALARM NOTE:

1.) FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT MANOR HOUSE AND SHALL INCORPORATE A VESDA "SNIFFER" SYSTEM AS WELL AS HEAT DETECTORS FOR PRE-ACTION TIE-IN. NOTIFICATION DEVICES SHALL BE ADDED BASED ON FINAL LAYOUTS.

SHEET NOTES:

1.) NEW LIGHTING FIXTURES AND RECEPTACLES BASED ON FINAL LAYOUTS SHALL BE CIRCUITED BACK TO PANELS IN ELECTRIC ROOM.

2.) MANUAL AND AUTOMATIC LIGHTING CONTROLS SHALL BE PROVIDED FOR NEW LIGHTING, BASED ON FINAL LAYOUT.

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CLIENT / OWNER

SYLVESTER MANOR
EDUCATIONAL FARM

P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
2	ISSUED FOR REVIEW	11.13.2024
1	ISSUED FOR DD COORDINATION	04.10.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

ELECTRICAL FIRST FLOOR NEW WORK PLAN

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
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DWG No:	E-302
DWG COUNT:	0F ##

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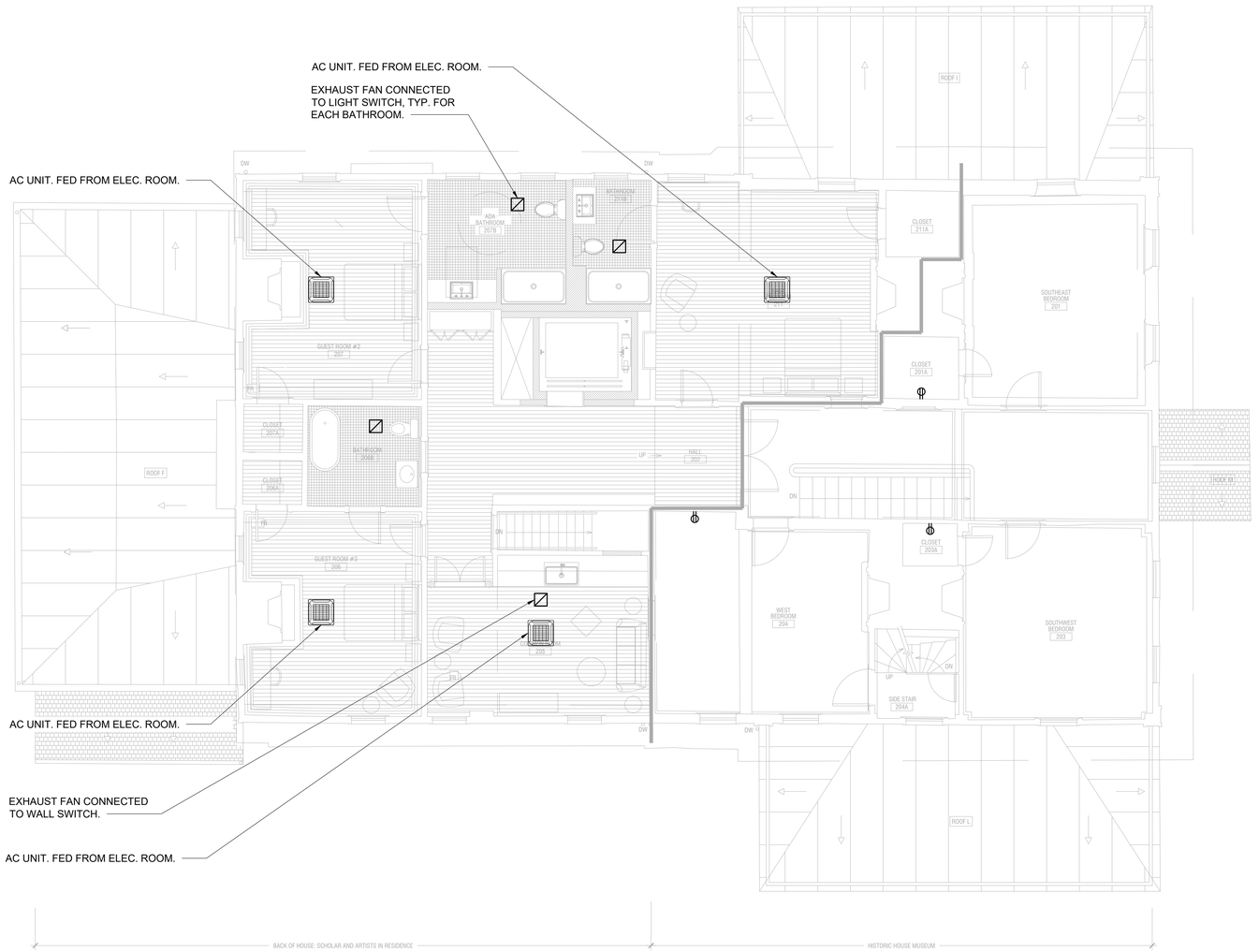

NORTH

1 ELECTRICAL 2ND FLOOR NEW WORK PLAN

SCALE: 3/16" = 1'-0"

FIRE ALARM NOTE:

1.) FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT MANOR HOUSE AND SHALL INCORPORATE A VESDA "SNIFFER" SYSTEM AS WELL AS HEAT DETECTORS FOR PRE-ACTION TIE-IN. NOTIFICATION DEVICES SHALL BE ADDED BASED ON FINAL LAYOUTS.

SHEET NOTES:

1.) NEW LIGHTING FIXTURES AND RECEPTACLES BASED ON FINAL LAYOUTS SHALL BE CIRCUITED BACK TO PANELS IN ELECTRIC ROOM.

2.) MANUAL AND AUTOMATIC LIGHTING CONTROLS SHALL BE PROVIDED FOR NEW LIGHTING, BASED ON FINAL LAYOUT.

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CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM

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LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
2	ISSUED FOR REVIEW	11.13.2024
1	ISSUED FOR DD COORDINATION	04.10.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

ELECTRICAL SECOND FLOOR NEW WORK PLAN

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
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DWG No:	E-303
DWG COUNT:	0F ##

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NORTH

2 ELECTRICAL ATTIC NEW WORK PLAN - THREE PHASE OPTION

SCALE: 3/16" = 1'-0"

ARCHITECT

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P.O. BOX 229
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LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
2	ISSUED FOR REVIEW	11.13.2024
1	ISSUED FOR DD COORDINATION	04.10.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

ELECTRICAL ATTIC NEW WORK PLAN

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
DRAWING BY:	JM
CHECKED BY:	MMa
DWG No:	E-304
DWG COUNT:	0F ##

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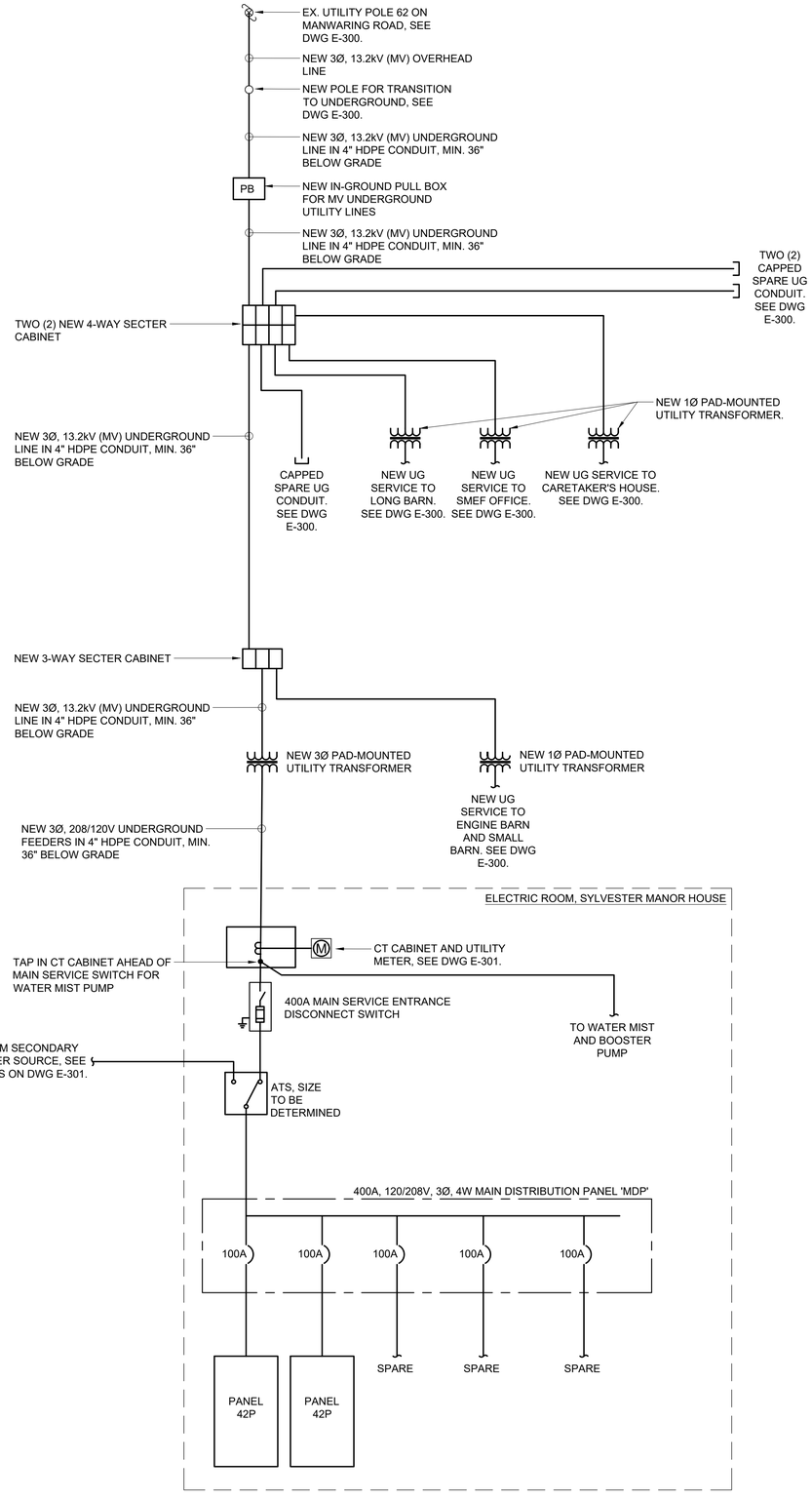

1 SYLVESTER MANOR FARM SITE ONE-LINE DIAGRAM
SCALE: NTS

ARCHITECT

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243 WEST 30TH STREET, SUITE 701
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CLIENT / OWNER

SYLVESTER MANOR
EDUCATIONAL FARM

P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
2	ISSUED FOR REVIEW	11.13.2024
1	ISSUED FOR DD COORDINATION	04.10.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

ELECTRICAL ONE-LINE DIAGRAM

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2023

DATE:	06.01.2023
APS PROJECT No:	23-037
SCALE:	AS NOTED
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CHECKED BY:	MMa
DWG No:	E-500
DWG COUNT:	OF ##

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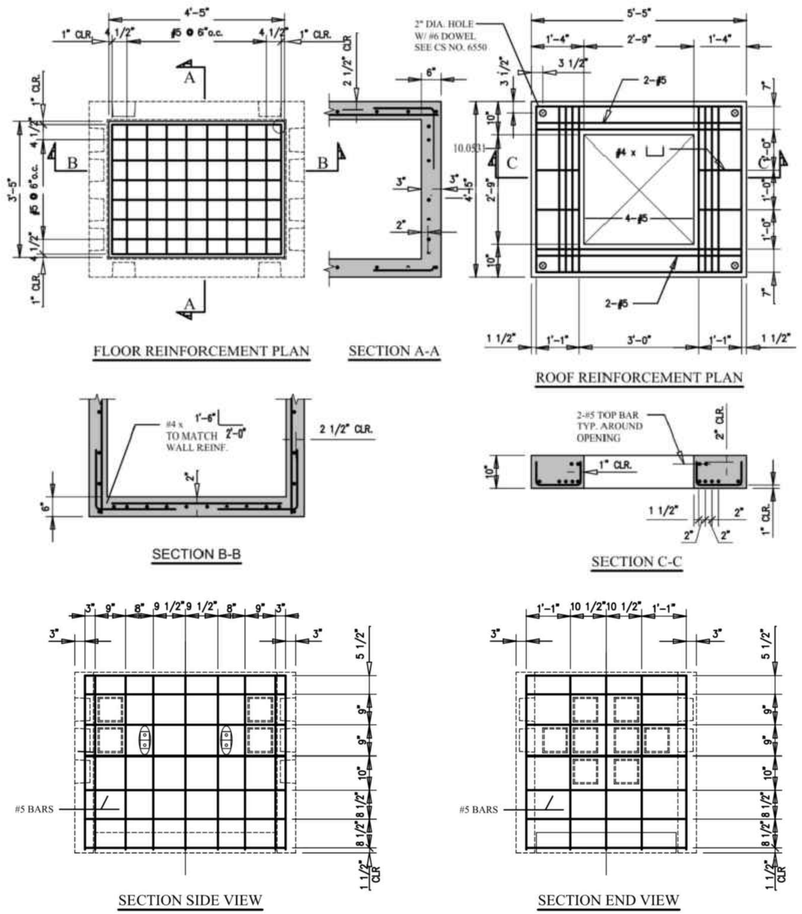
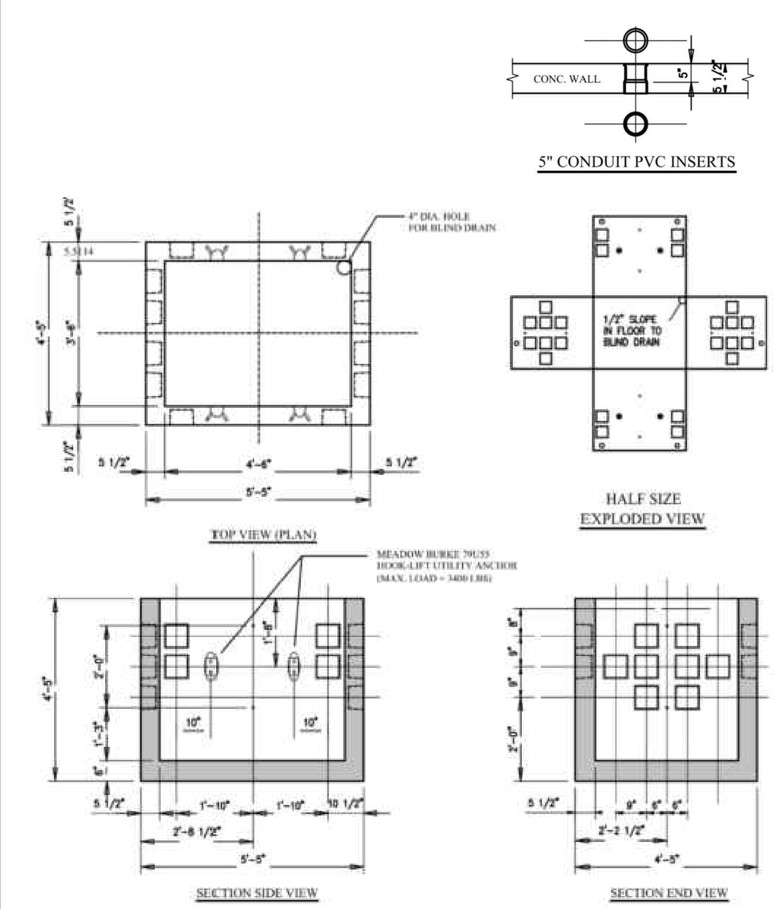


2 TYPE TS DISTRIBUTION BOX PLAN REINFORCEMENT

SCALE: NTS

NOTE:
1) PLACE REINFORCING BARS 1" CLEAR FROM FACE OF CONCRETE U.O.N.



1 TYPE TS DISTRIBUTION BOX PLAN LAYOUT

SCALE: NTS

NOTE:
1) ALL REINFORCEMENT BARS SHALL BE DEFORMED AND SHALL CONFORM TO ATSM SPEC. DES. A-615 GRADE 60.
2) TIE BARS AT ALL CROSSING POINTS EXCEPT AS NOTED.

ARCHITECT

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ELECTRICAL UTILITY DETAILS I

SEAL & SIGNATURE

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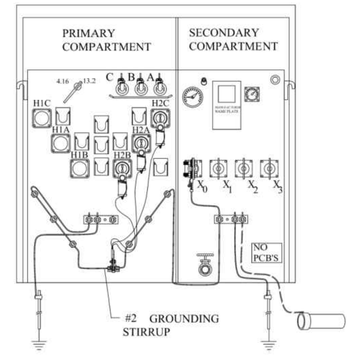
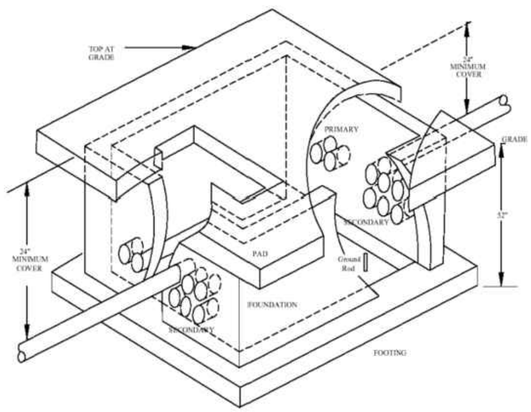


2 THREE PHASE GROUNDING DETAIL
SCALE: NTS



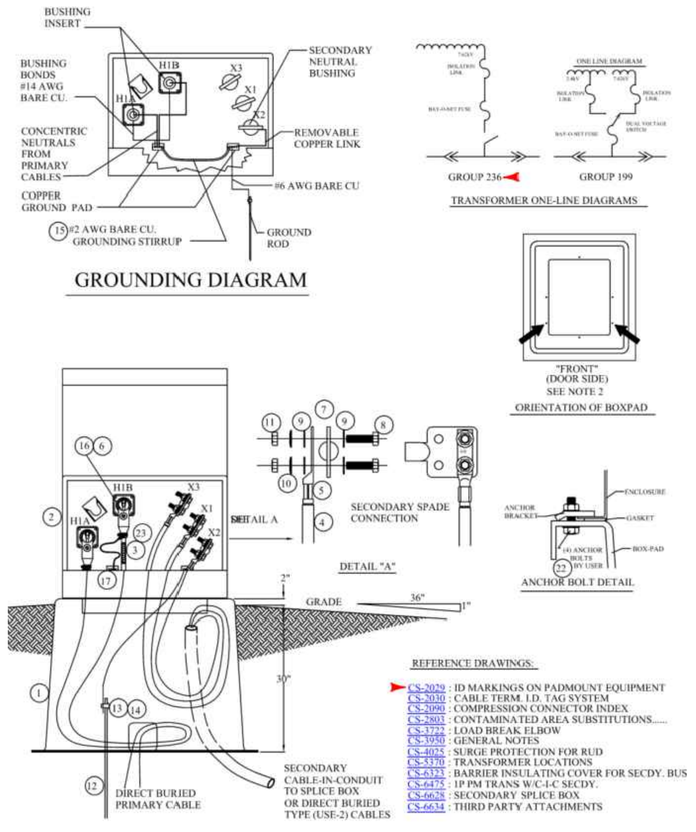
NOT TO SCALE

Illustration #1
Isometric View of Footing, Foundation and Pad Top

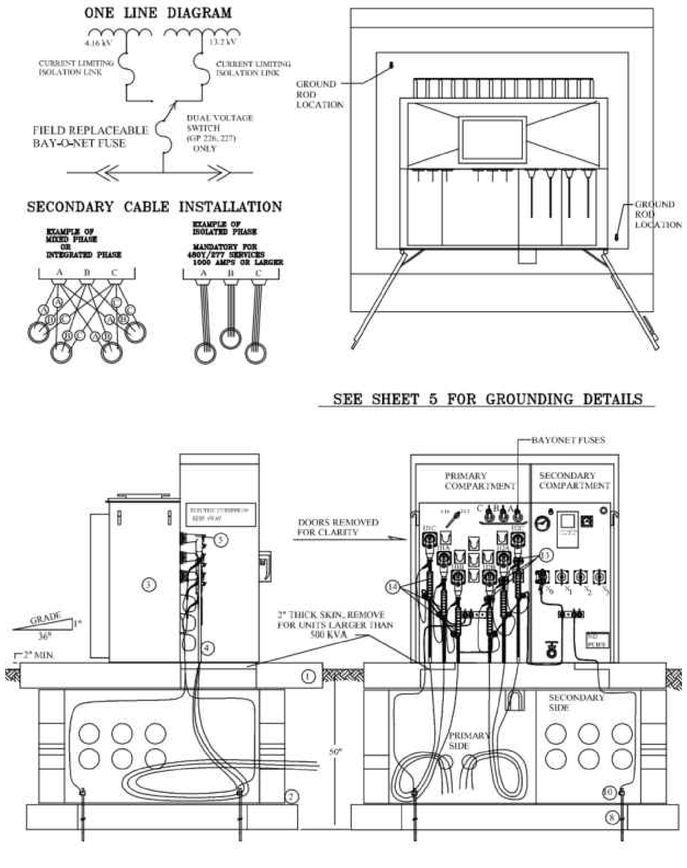
Preparation of sub-grade for footing and foundation.

1. Remove 52" of soil to reach undisturbed earth.
2. Install precast footing and foundation.
3. Install conduits and grout entrances.
4. Install plugs or caps on all unused duct entrances.
5. Backfill outside foundation with clean fill, mechanically compacted every 12". **DO NOT** backfill inside the foundation.
6. Install two (2)-1/2" x 8' copperweld groundrods driven flush with the top of the footing (6 feet apart).

4 THREE PHASE PADMOUNTED TRANSFORMER
SCALE: NTS



3 PADMOUNT TRANSFORMER SINGLE PHASE 25 - 167 KVA
SCALE: NTS



THREE PHASE 4KV OR 13KV "DEAD FRONT" METAL CLAD TRANSFORMER 75-1500KVA FOR PRIMARY DISTRIBUTION
1 SCALE: NTS

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ELECTRICAL UTILITY DETAILS II

SEAL & SIGNATURE

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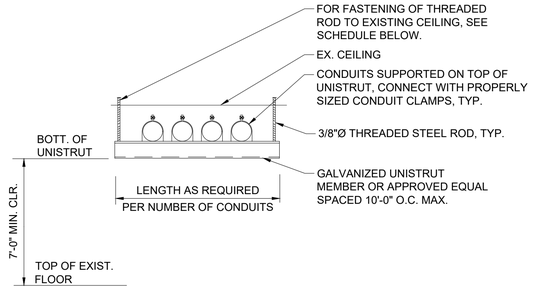
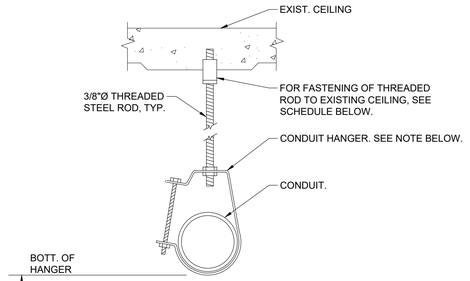


CEILING CONSTRUCTION	ANCHOR TYPE	EMBEDMENT
NORMAL WT. CONC	HILTI HDI DROP-IN ANCHOR	1" MIN.
CINDER CONCRETE	HILTI KWIK BOLT II	3" MIN.
HOLLOW CONSTRUCTION	TOGGLE BOLTS	NA

7 TRAPEZE SUPPORT DETAIL
SCALE: NONE

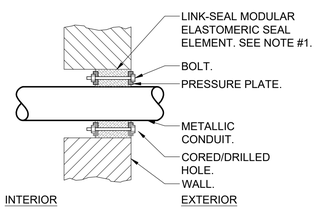


CEILING CONSTRUCTION	ANCHOR TYPE	EMBEDMENT
NORMAL WT. CONC	HILTI HDI DROP-IN ANCHOR	1" MIN.
CINDER CONCRETE	HILTI KWIK BOLT II	3" MIN.

NOTE: CLEVIS HANGERS REQUIRED ON CONDUIT LARGER THAN 1". GENERAL PURPOSE HANGERS MAY BE USED ON CONDUIT 1" OR SMALLER.

HANGER SHALL NOT BE SIZED MORE THAN 1/2" GREATER THAN CONDUIT DIAMETER.

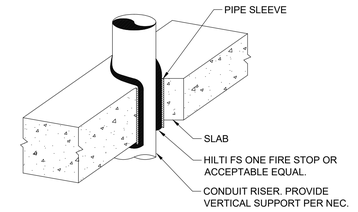
6 SINGLE CONDUIT HANGER DETAIL
SCALE: NONE



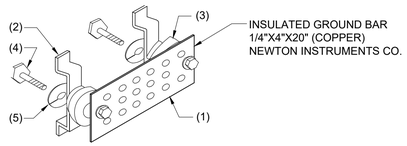
NOTES:
1.) SEAL ASSEMBLY BASED ON THUNDERLINE MODEL "C" LINK-SEAL MODULAR SEAL, WITH EPDM SEAL ELEMENT, COMPOSITE PRESSURE PLATES, STEEL WITH 2-PART ZINC DICHROMATE & ORGANIC COATING NUTS AND BOLTS AND WITH A OPERATING TEMPERATURE RANGE OF -40°F TO +250°F.
2.) PROVIDE AND INSTALL TWO SEALS WHEN PENETRATED WALL THICKNESS IS GREATER THAN 12".
3.) PROVIDE SCHEDULE 80 WALL SLEEVE FOR NEW WALL CONSTRUCTION PER MANUFACTURER'S REQUIREMENTS.

5 TYPICAL BELOW GRADE CONDUIT EXTERIOR MASONRY WALL PENETRATION DETAIL
SCALE: NONE

NOTE:
1. FOR ALL ROOF PENETRATIONS, SEE ARCHITECTURAL DETAILS FOR WATERPROOFING AND FINISH.

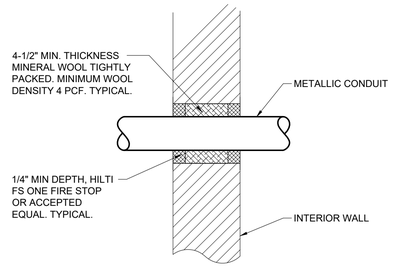


4 VERTICAL CONDUIT PENETRATION DETAIL
SCALE: NONE

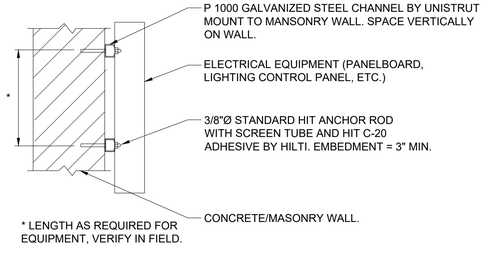


ITEM	QTY	DESCRIPTION
1	1	GROUND BAR
2	2	WALL MTG BRACKET
3	2	INSULATOR
4	4	5/8-11X1" HHCS
5	4	5/8" LOCK WASHER.

3 GROUND BAR PLATE DETAIL
SCALE: NONE



2 TYPICAL CONDUIT INTERIOR MASONRY WALL PENETRATION DETAIL
SCALE: NONE



* LENGTH AS REQUIRED FOR EQUIPMENT, VERIFY IN FIELD.

1 EQUIPMENT SUPPORT DETAIL
SCALE: NONE

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DRAWING NAME
ELECTRICAL DETAILS

SEAL & SIGNATURE

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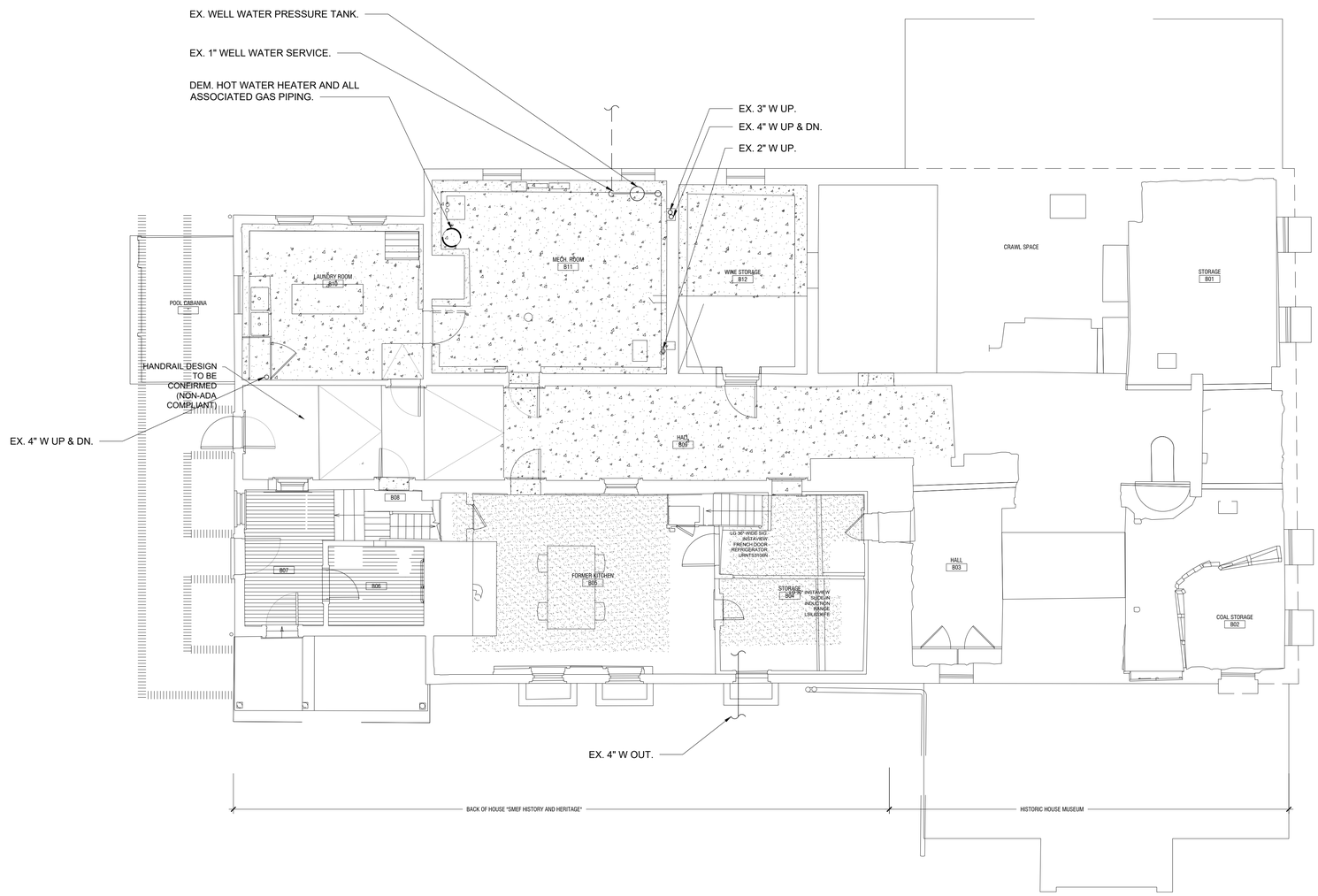

1 NORTH

PLUMBING BASEMENT DEMOLITION PLAN

SCALE: 3/16" = 1'-0"

NOTES:

1. CONTRACTOR TO CAMERA SCOPE ALL UNDERGROUND SANITARY BACK TO SEPTIC TANK.

ARCHITECT

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PLUMBING BASEMENT DEMOLITION PLAN

SEAL & SIGNATURE

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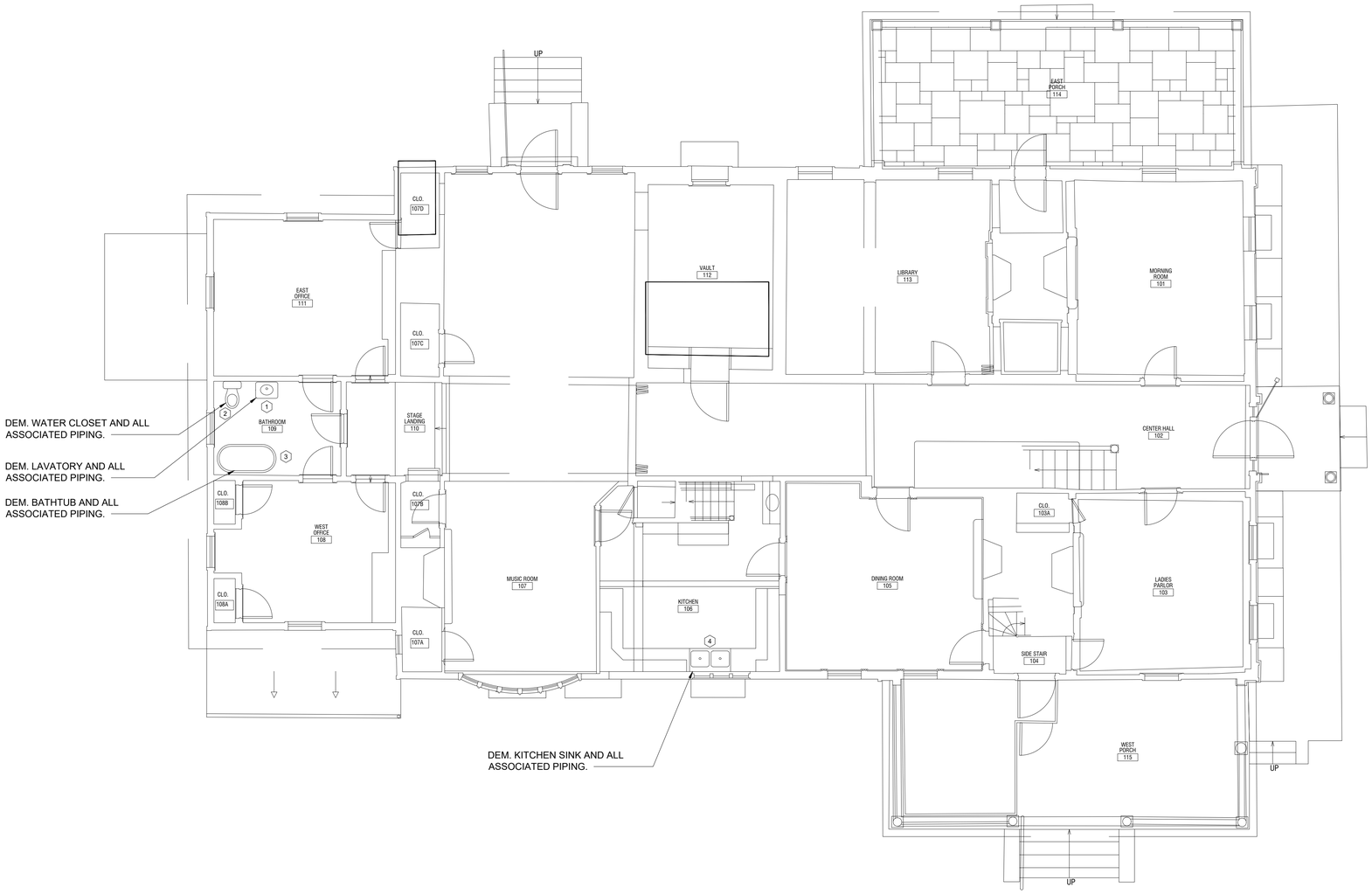
KEY NOTES: (X)

1. DEM. LAVATORY AND ALL CW, HW, W AND V PIPING BACK TO ACTIVE MAIN AND CAP.
2. DEM. WATER CLOSET AND ALL CW, W AND V PIPING BACK TO ACTIVE MAIN AND CAP.
3. DEM. BATHTUB AND ALL CW, HW, W AND V PIPING BACK TO ACTIVE MAIN AND CAP.
4. DEM. KITCHEN SINK AND ALL CW, HW, W AND V PIPING BACK TO ACTIVE MAIN AND CAP.



1 PLUMBING FIRST FLOOR DEMOLITION PLAN

SCALE: 3/16" = 1'-0"

NORTH

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PLUMBING FIRST FLOOR DEMOLITION PLAN

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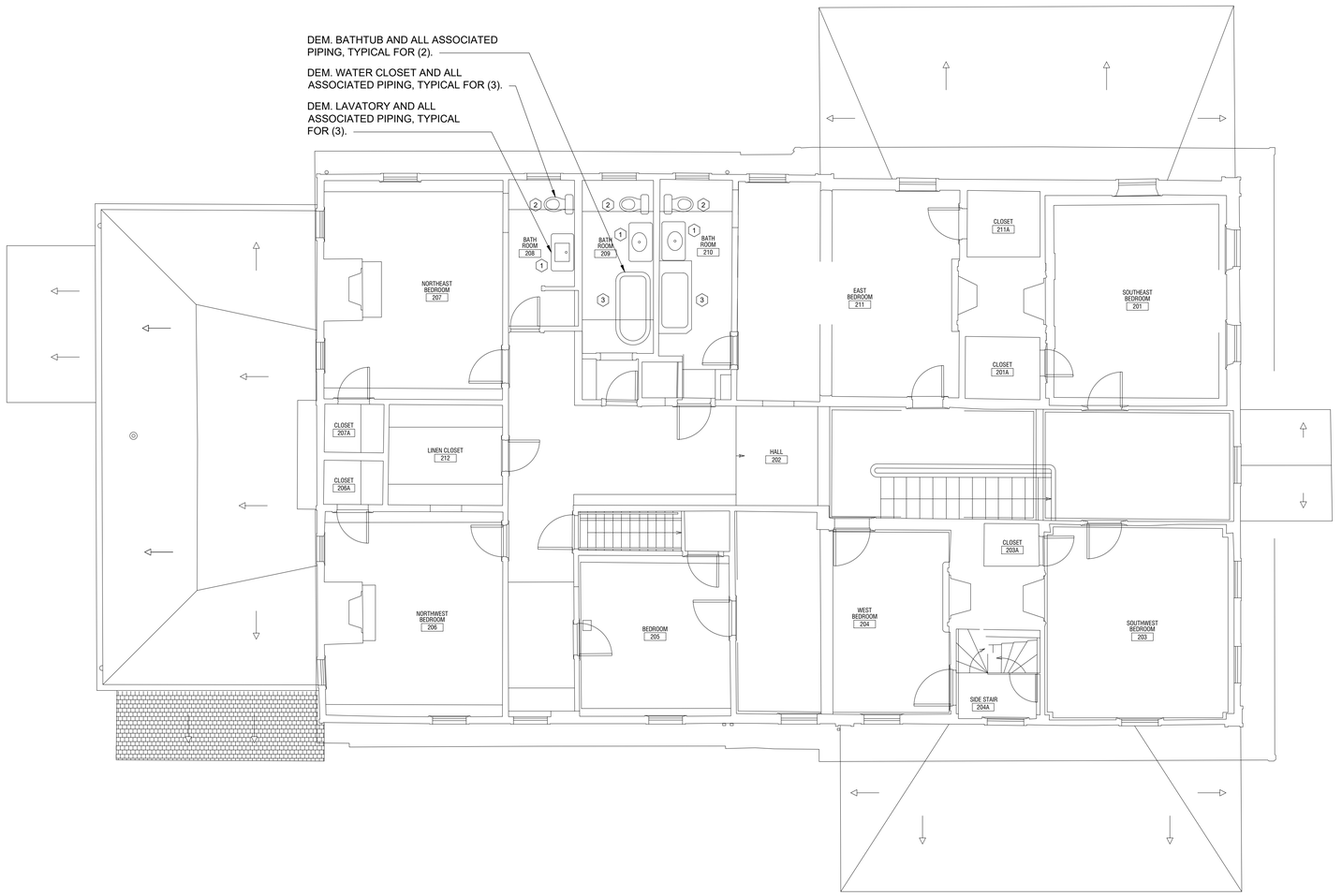

1 PLUMBING SECOND FLOOR DEMOLITION PLAN

SCALE: 3/16" = 1'-0"

NORTH

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1	ISSUED FOR DD COORDINATION	04.10.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

PLUMBING SECOND FLOOR DEMOLITION PLAN

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2023

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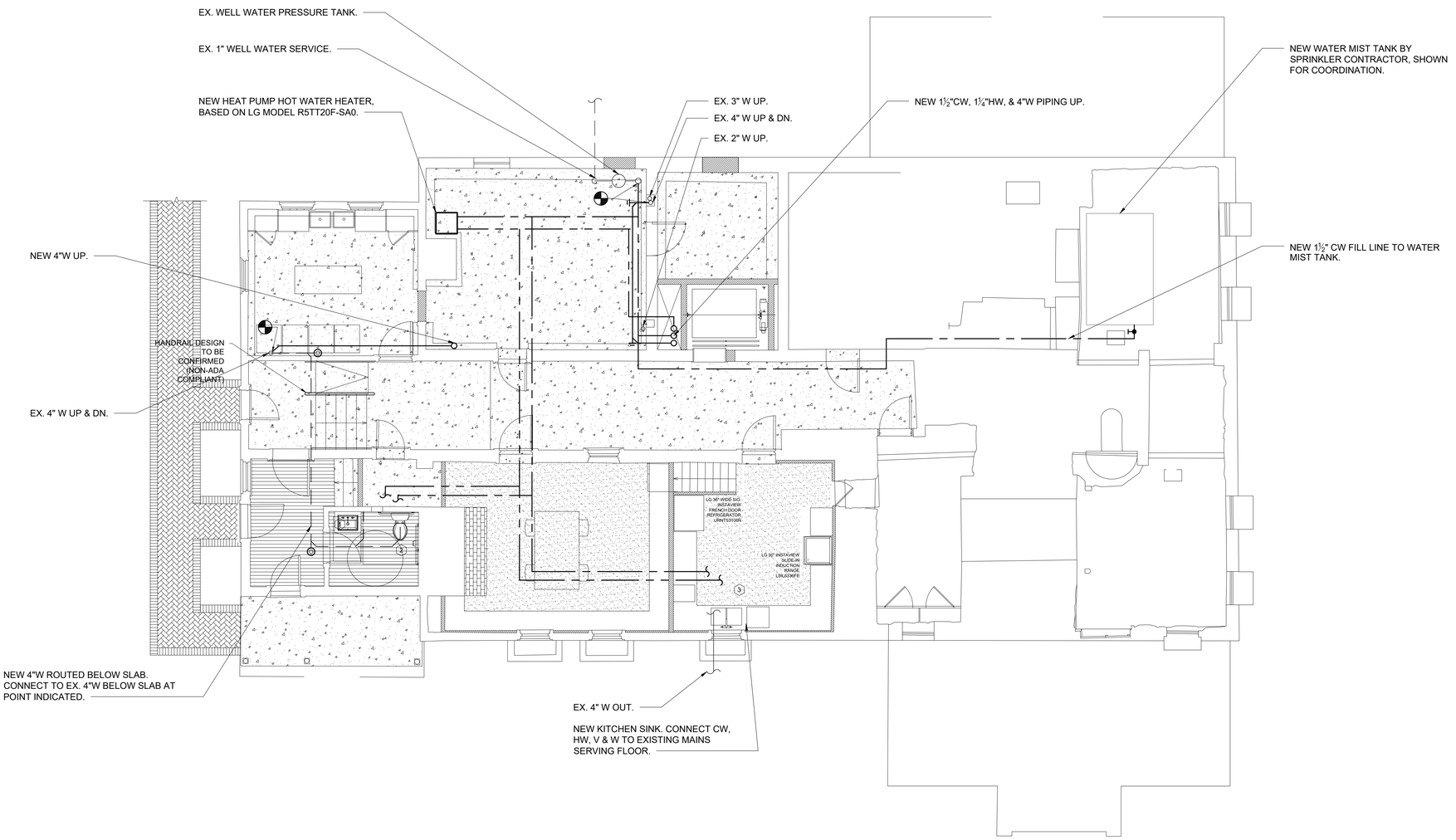
KEY NOTES: (X)

1. NEW LAVATORY. PROVIDE NEW ¾" CW, ¾" HW, 2" W AND 2" V. CONNECT NEW PIPING TO EX. MAINS SERVING FLOOR. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ROUTING IN FIELD.
2. NEW WATER CLOSET. PROVIDE NEW 1" CW, 4" W AND 2" V. CONNECT NEW PIPING TO EX. MAINS SERVING FLOOR. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ROUTING IN FIELD.
3. NEW KITCHEN SINK. PROVIDE NEW ¾" CW, ¾" HW, 1½" W AND 1½" V. CONNECT TO EX. MAINS SERVING FLOOR. CONTRACTOR TO VERIFY EX. LOCATION AND ROUTING IN FIELD.



1 PLUMBING BASEMENT NEW WORK PLAN

SCALE: 3/16" = 1'-0"

NORTH

NOTES:

1. CONTRACTOR TO CAMERA SCOPE AND SNAKE ALL UNDERGROUND SANITARY BACK TO SEPTIC TANK.

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CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM

P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

NO.	SUBMISSIONS/ REVISIONS	DATE
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1	ISSUED FOR DD COORDINATION	04.10.2024

DOB JOB #

DOB STICKER

DRAFT 08/13/2025
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PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

PLUMBING BASEMENT NEW WORK PLAN

SEAL & SIGNATURE

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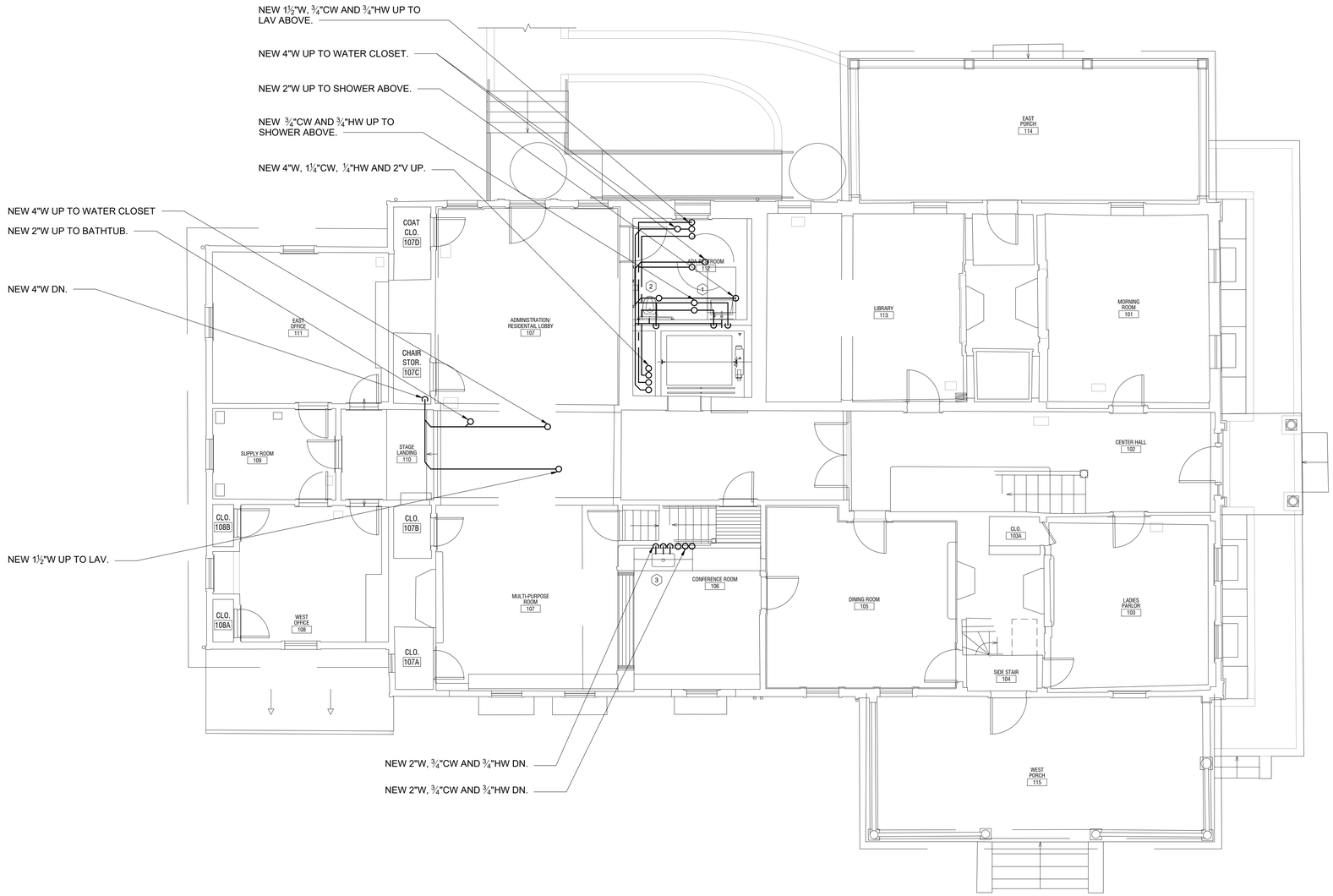
KEY NOTES: (X)

1. NEW LAVATORY. PROVIDE NEW ¾" CW, ¾" HW, 1½"W AND 1½" V. CONNECT NEW PIPING TO NEW RISER IN WET WALL. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ROUTING IN FIELD.
2. NEW WATER CLOSET. PROVIDE NEW 1" CW, 4" W AND 2" V. CONNECT NEW PIPING TO NEW RISERS IN WET WALL. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ROUTING IN FIELD.
3. NEW HAND SINK PROVIDE NEW ¾" CW, ¾" HW, 2" W AND 2" V. CONNECT NEW PIPING TO NEW RISER IN WET WALL. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ROUTING IN FIELD.



NORTH

1 PLUMBING FIRST FLOOR NEW WORK PLAN
SCALE: 3/16" = 1'-0"

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INTERIOR REUSE
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DRAWING NAME

PLUMBING FIRST FLOOR
NEW WORK PLAN

SEAL & SIGNATURE

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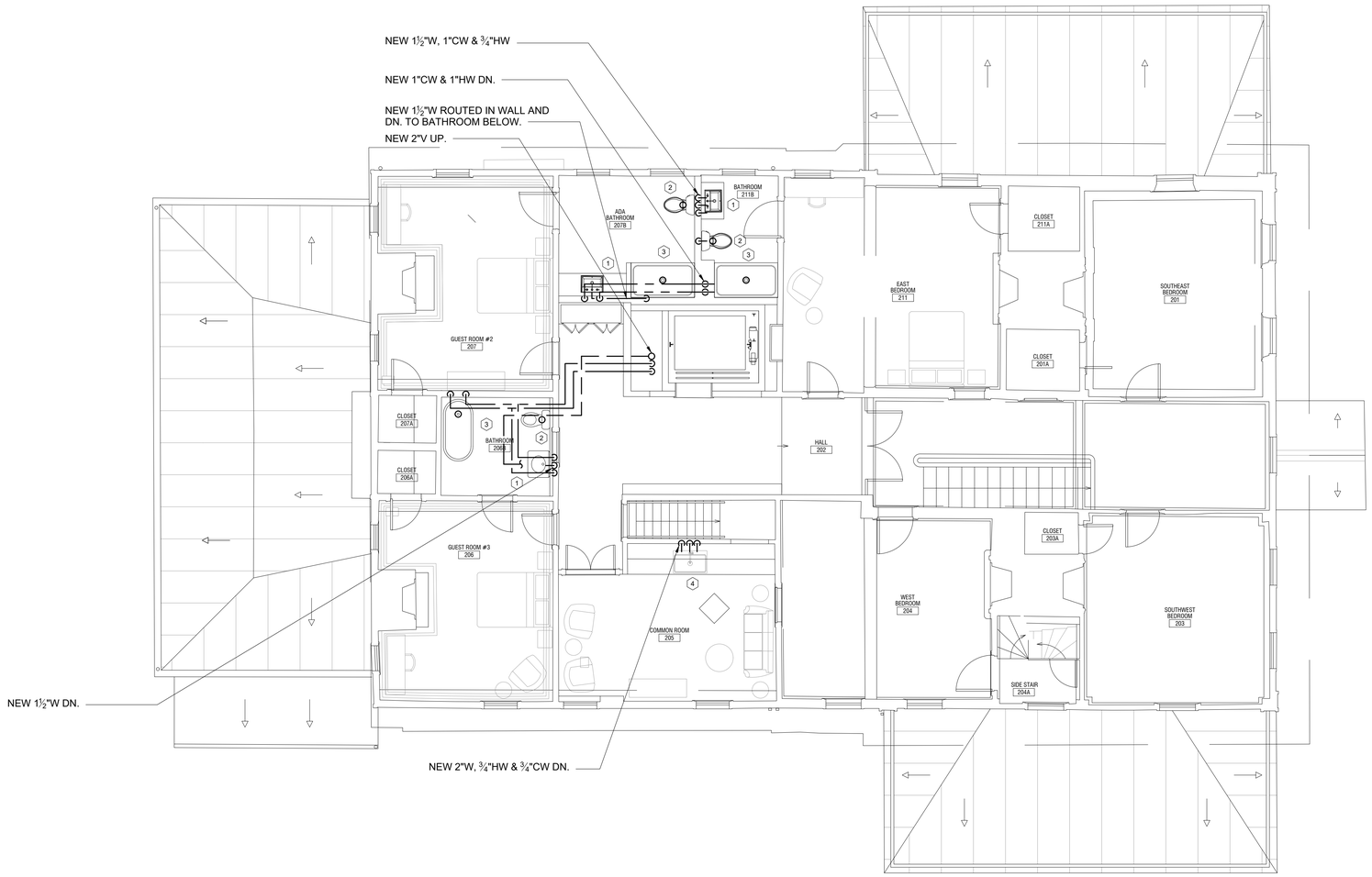
3. NEW BATHTUB. PROVIDE NEW 1" CW, 1" HW, 4" W AND 2" V. CONNECT TO EX. MAINS SERVING FLOOR. CONTRACTOR TO VERIFY EX. LOCATION AND ROUTING IN FIELD.
4. NEW PANTRY SINK. PROVIDE NEW ¾" CW, ¾" HW, 1½" W AND 1½" V. CONNECT TO EX. MAINS SERVING FLOOR. CONTRACTOR TO VERIFY EX. LOCATION AND ROUTING IN FIELD.



NORTH

1 PLUMBING SECOND FLOOR NEW WORK PLAN

SCALE: 3/16" = 1'-0"

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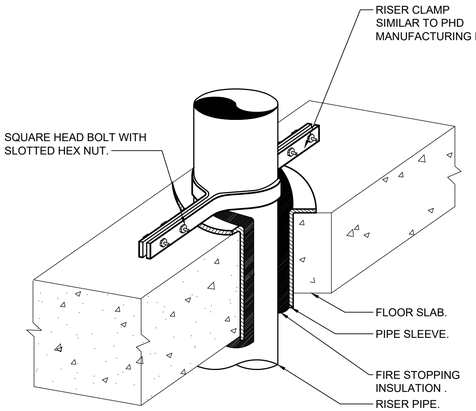
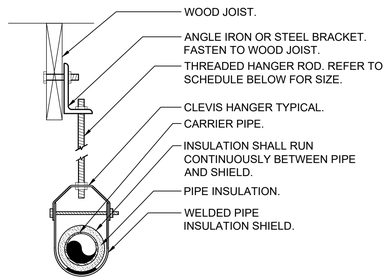


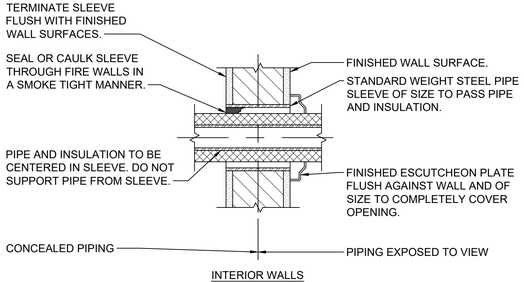
4 VERTICAL PIPE SUPPORT DETAIL
SCALE: NONE



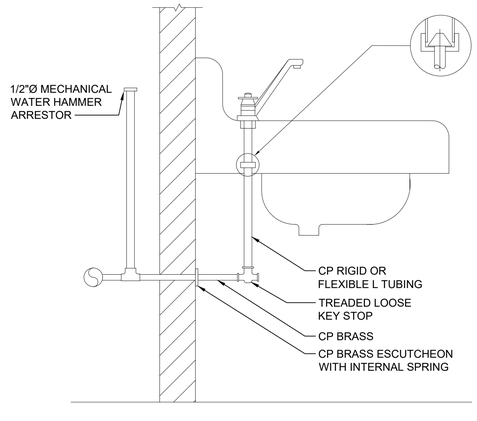
PIPE HANGER SCHEDULE					
PIPE DIA.	3/4"-2"	2 1/2"-3"	4"-5"	6"	8"-12"
HANGER DIA.	3/8"	1/2"	5/8"	3/4"	7/8"

NOTES:
1. CLEVIS HANGERS WITH WELDED INSULATION SHIELDS SIMILAR TO RAUCH FIG. 100SH ON ALL PIPES LARGER THAN 1".
2. FOR PIPES 1" OR SMALLER, A BAND HANGER WITH INSULATION SHIELD MAY BE USED SIMILAR TO RAUCH FIG. NO. 1ASH.
3. FOR NON-INSULATED PIPE, INSULATION SHIELDS MAY BE OMITTED.
4. ALL PIPE HANGERS SHALL BE GALVANIZED STEEL OR FACTORY PAINTED BLACK WITH ENAMEL.
5. FOR NON FERROUS PIPING WITHOUT INSULATION, ALL HANGERS SHALL BE COPPER PLATED OR FURNISHED WITH A DI-ELECTRIC BETWEEN PIPE AND HANGERS.

2 PIPE HANGER DETAIL
SCALE: NONE

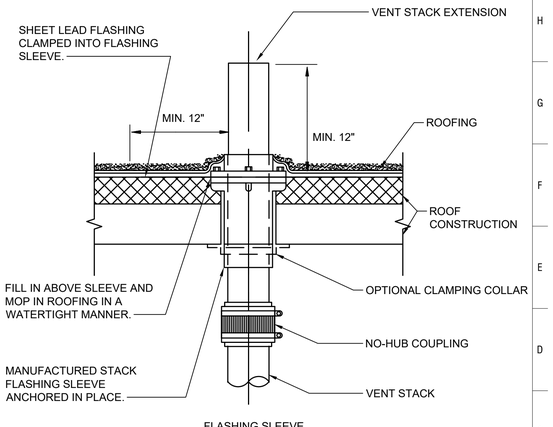


5 PIPE WALL SLEEVE DETAIL FOR INTERIOR WALLS
SCALE: NONE



NOTE:
1. SIMILAR SUPPLY ARRANGEMENT TO OTHER FIXTURES.

3 TYPICAL LAVATORY SUPPLY CONNECTION
SCALE: NONE



FLASHING SLEEVE

NOTE:
1. VENT STACK OUTLET TO BE 10 FT.(MIN) FROM ANY WALL OR STRUCTURE OR 3 FT.ABOVE STRUCTURE

1 VENT THRU ROOF
SCALE: NONE

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LOCATION PLAN

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EXTERIOR REHABILITATION
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SYMBOLS AND ABBREVIATIONS

SYMBOL	ABBREVIATION	DESCRIPTION
	EX.	EXISTING TO REMAIN
	NEW	NEW WORK
	DEM.	EXISTING TO BE REMOVED
	—	ELBOW UP
	—	ELBOW DOWN
	—	TEE DOWN
	—	TEE UP
	—	PIPE CAP OR FLUSHING CONNECTION
	—	GATE VALVE
	—	OS&Y GATE VALVE
	—	BUTTERFLY VALVE
	—	CHECK VALVE
	—	UNION
	—	TEMPERATURE GAGE
	—	PRESSURE GAGE
WF	—	WATER FLOW SWITCH
TS	—	TAMPER SWITCH
	—	INSPECTORS TEST CONNECTION
	—	FLOW ARROW
	—	SPRINKLER GUARD
$_{E}$ OR $_{E}$	—	EXISTING SPRINKLER TO REMAIN
OR	—	EXISTING SPRINKLER TO BE REMOVED
$_{N}$	—	NEW PENDENT SPRINKLER, CONCEALED OR EXPOSED AS NOTED.
$_{N}$	—	NEW UPRIGHT SPRINKLER
	—	SIDEWALL SPRINKLER
	—	POINT OF CONNECTION
	—	POINT OF DISCONNECTION
N1	—	HYDRAULIC REFERENCE NODE
	—	HYDRAULIC REFERENCE SPRINKLER
	FDC	FIRE DEPARTMENT CONNECTION
	FP	FIRE PUMP
—	AFF	ABOVE FINISHED FLOOR
—	AHC	ABOVE HUNG CEILING
—	ATC	AT CEILING
—	BFP	BACKFLOW PREVENTOR
—	DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
—	DCV	DOUBLE CHECK VALVE BFP
—	DN.	DOWN
—	FCA	FLOOR CONTROL ASSEMBLY
—	FD	FLOOR DRAIN
—	FLFD	FUNNEL FLOOR DRAIN
—	GPM	GALLONS PER MINUTE
—	JP	JOCKEY PUMP
—	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
—	(N0)	NORMALLY OPEN
—	(NC)	NORMALLY CLOSED
—	NTS	NOT TO SCALE
—	PRV	PRESSURE REDUCING VALVE
—	PSI	POUNDS PER SQUARE INCH
—	RPZ	REDUCED PRESSURE ZONE BFP
—	SF	SQUARE FOOT
—	TS	TAMPER SWITCH
—	TYP	TYPICAL
—	U.O.N.	UNLESS OTHERWISE NOTED

NOTE: FOR REFERENCE ONLY. NOT ALL SYMBOLS OR ABBREVIATIONS ARE USED IN THIS PROJECT.

GENERAL NOTES

1. THE REVISED SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED BY AN EXPERIENCED FIRE PROTECTION CONTRACTOR IN STRICT ACCORDANCE WITH NFPA-13, THE REQUIREMENTS OF THE OWNER, OWNER'S FIRE INSURANCE UNDERWRITER, AND ALL GOVERNMENTAL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER THE PREMESIS.
2. COORDINATE ALL WORK WITH OTHER TRADES TO MINIMIZE INTERFERENCES WITH NEW AND EXISTING FACILITIES, TO FACILITATE TIMELY COMPLETION AND AVOID NECESSITY FOR CUTTING AND PATCHING. FURNISH TO OTHER AFFECTED TRADES ALL NECESSARY INFORMATION, WORKING DRAWINGS OR MATERIALS REQUIRED FOR INSTALLATION AND COMPLETION OF ALL WORK. ALL CONFLICTS, OBSTRUCTIONS AND/OR MODIFICATIONS TO THE SPRINKLER DESIGN LAYOUT DUE TO FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
3. SPRINKLER SHOP DRAWINGS SHALL BE SUBMITTED FULLY COORDINATED AND RECONCILED WITH SUBMITTED HYDRAULIC CALCULATIONS FOR REVIEW AND APPROVAL BY THE ENGINEER.
4. ALTER PIPING AS REQUIRED TO SUIT NEW AND EXISTING CEILING HEIGHTS, DUCTWORK, AND LIGHTS. PROVIDE AT NO EXTRA COST ALL ADDITIONAL PIPING AND FITTINGS REQUIRED TO OFFSET SYSTEM TO AVOID STRUCTURAL, ARCHITECTURAL, MECHANICAL, AND ELECTRICAL INTERFERENCES, WHETHER INDICATED OR NOT, BEFORE INSTALLING WORK.
5. WHEN INSTALLING SPRINKLER HEADS, THE CONTRACTOR SHALL PROVIDE THE SHORTEST HYDRAULIC PIPE LENGTH BETWEEN THE FINAL SPRINKLER HEAD LOCATION AND THE BRANCH LINE CONNECTION. MINIMUM 1" FOR TWO HEADS, 1-1/4" FOR THREE HEADS AND 1-1/2" FOR FIVE HEADS.
6. EXACT LOCATION OF SPRINKLER HEADS IN FINISHED AREAS SHALL BE COORDINATED WITH ARCHITECTURAL REFLECTED CEILING PLANS. SPRINKLER HEADS INSTALLED IN HUNG CEILING WILL BE POSITIONED AS FOLLOWS: LOCATED WITH TOLERANCE ± 1/2" OF THE CENTERLINE OF THE TILES.
7. INSTALL SPRINKLER HEADS TIGHT TO BOTTOM OF HUNG CEILING WITH CARE THAT THE FINISH IS NOT DAMAGED.
8. WHEN CONCEALED TYPE SPRINKLER HEADS ARE USED, THE COVER PLATES WILL BE FLUSH WITH THE CEILING PLANE TO LIMIT SHADOW EFFECT. TOLERANCE GREATER THAN ± 1/8" IS UNACCEPTABLE.
9. SPRINKLER PLAN SHOWS NEW SPRINKLER HEADS ONLY. ADD SPRINKLER HEADS AS SHOWN ON PLAN AND REUSE EXISTING BRANCH PIPING. MODIFY, EXTEND, AND SHORTEN PIPING AS REQUIRED.
10. PROVIDE ALL PIPE OPENINGS THROUGH PARTITIONS WITH PIPE SLEEVES. FOR PIPES PENETRATING FIRE RATED PARTITIONS, THE SPACE BETWEEN THE PIPE AND THE SLEEVE SHALL BE SEALED WITH A LISTED FIRE STOPPING ASSEMBLY OR MATERIAL.
11. ALL HOSE CONNECTION AND FIRE DEPARTMENT CONNECTION THREADS SHALL BE TESTED TO VERIFY COMPATIBILITY WITH THREADS USED BY LOCAL FIRE DEPARTMENT, IN ACCORDANCE WITH NFPA-14 (2016) SECTION 11.3.
12. THE CONTRACTOR SHALL MAKE A PROVISION FOR (10) EXTRA SPRINKLERS INCLUDING IMMEDIATE BRANCH PIPING, FITTINGS AND ARM-OVERS. THE CONTRACTOR SHALL COORDINATE WITH FINAL CONFIGURATION OF OPEN AND HUNG CEILINGS, ALL HVAC DUCTWORK AND PIPING AND STRUCTURAL ELEMENTS THROUGHOUT THE AREA OF WORK.

DESIGN CRITERIA

HAZARD CLASSIFICATION(1)	DENSITY(2)	PROTECTION AREA PER SPRINKLER(3)
LIGHT HAZARD	0.1 GPM / 1500 SQ. FT.	225 SQ. FT. MAX
ORDINARY HAZARD	0.15 GPM/1500 SQ.FT.	130 SQ.FT.MAX

NOTES:
1.) HAZARD CLASSIFICATION, DENSITY AND MAX. PROTECTION AREA SHALL BE IN ACCORDANCE WITH NFPA 13 - 2016 RECOMMENDATIONS UNLESS OTHERWISE NOTED.
2.) WHERE REQUIRED BY THE BUILDING DEPARTMENT OR AUTHORITY HAVING JURISDICTION FOR PERMIT, THE ENTIRE SYSTEM SHALL BE HYDRAULICALLY CALCULATED.
3.) THE MINIMUM PRESSURE AT EACH SPRINKLER HEAD SHALL BE 7 PSI.
4.) EQUIVALENT FITTING LENGTHS USED IN HYDRAULIC CALCULATIONS SHALL BE IN ACCORDANCE WITH NFPA 13 - 2016.
5.) DISCHARGE FROM EACH SPRINKLER SHALL NOT BE LESS THAN REQUIRED AREA COVERAGE BY THIS HEAD. AREA COVERAGE PER HEAD SHALL BE DETERMINED IN ACCORDANCE WITH NFPA 13 SECTION 8.6.2.2.1 (2016).
6.) HYDRAULIC CALCULATIONS SHALL BE BROUGHT BACK TO THE CONNECTION TO THE RISER OR SPRINKLER CONTROL VALVE (F.C.A).
FLOW VELOCITY IN SPRINKLER PIPING SHALL NOT EXCEED 20 FEET PER SECOND (FPS).

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DOB JOB #

DOB STICKER

DRAFT 08/13/2025
NOT FOR CONSTRUCTION

PROJECT

SYLVESTER MANOR HOUSE
EXTERIOR REHABILITATION
INTERIOR REUSE
80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

SPRINKLER SYMBOLS, ABBREVIATIONS & NOTES

SEAL & SIGNATURE

REGISTRATION EXPIRATION DATE: 11/30/2023

DATE:	06.01.2023
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DWG COUNT:	0F ##

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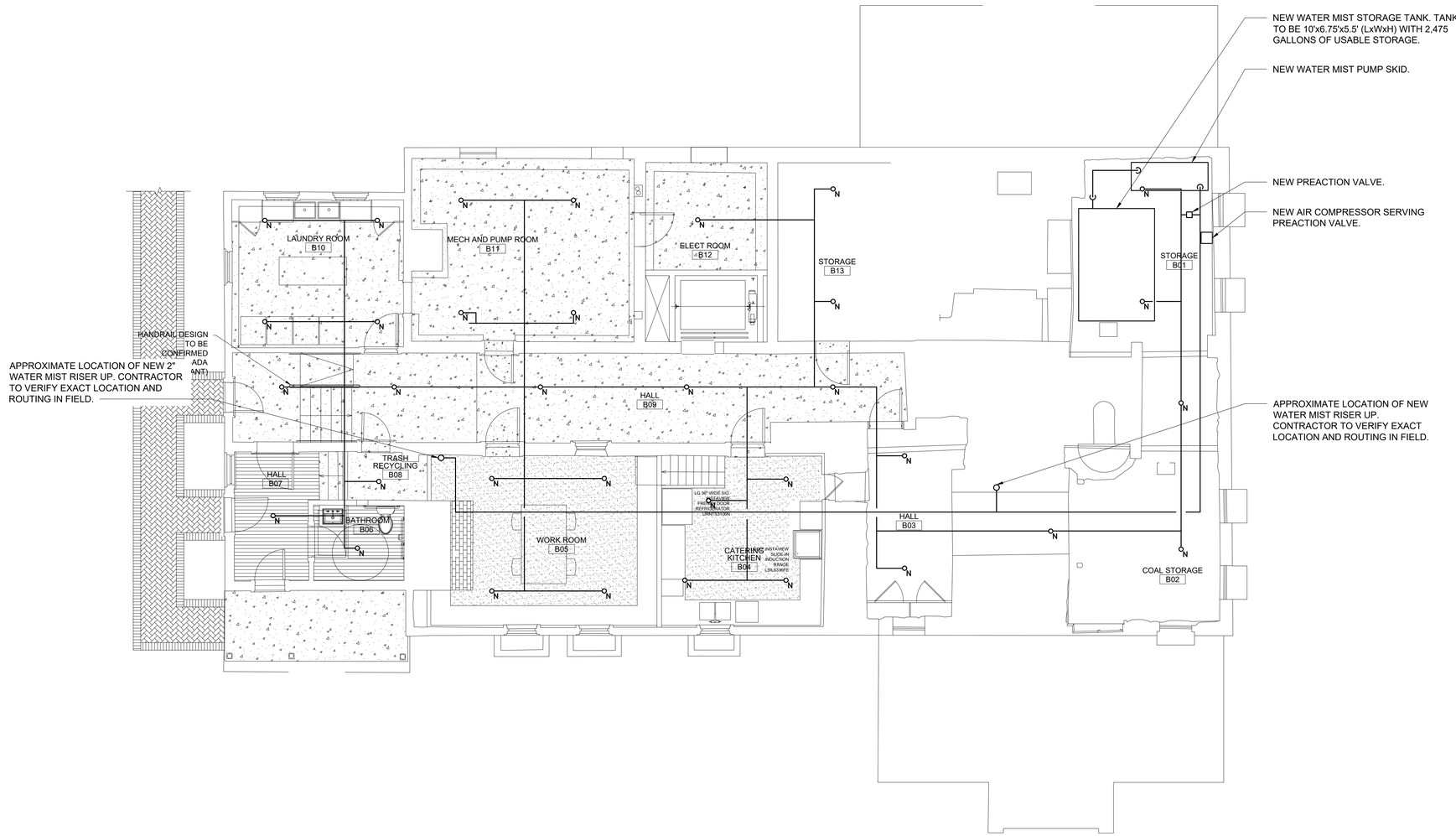

NORTH

1 SPRINKLER BASEMENT NEW WORK PLAN

SCALE: 3/16" = 1'-0"

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CLIENT / OWNER

SYLVESTER MANOR EDUCATIONAL FARM

P.O. BOX 229
SHELTER ISLAND, NY 11964

LOCATION PLAN

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DRAFT 08/13/2025
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EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
SHELTER ISLAND, NY 11964

DRAWING NAME

SPRINKLER BASEMENT NEW WORK PLAN

SEAL & SIGNATURE

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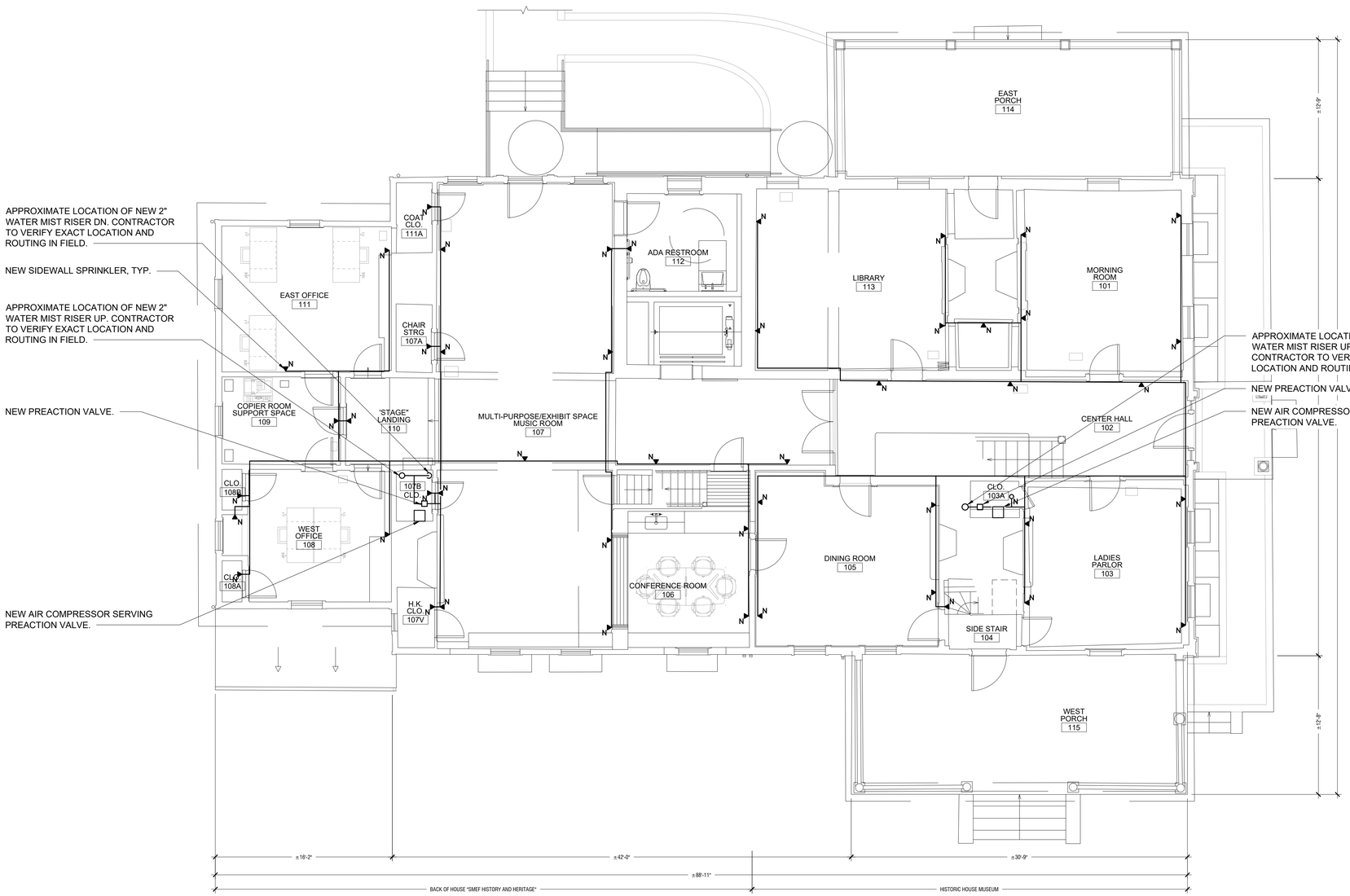

1 SPRINKLER FIRST FLOOR NEW WORK PLAN
SCALE: 3/16" = 1'-0"

NORTH

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DRAWING NAME

SPRINKLER FIRST FLOOR NEW WORK PLAN

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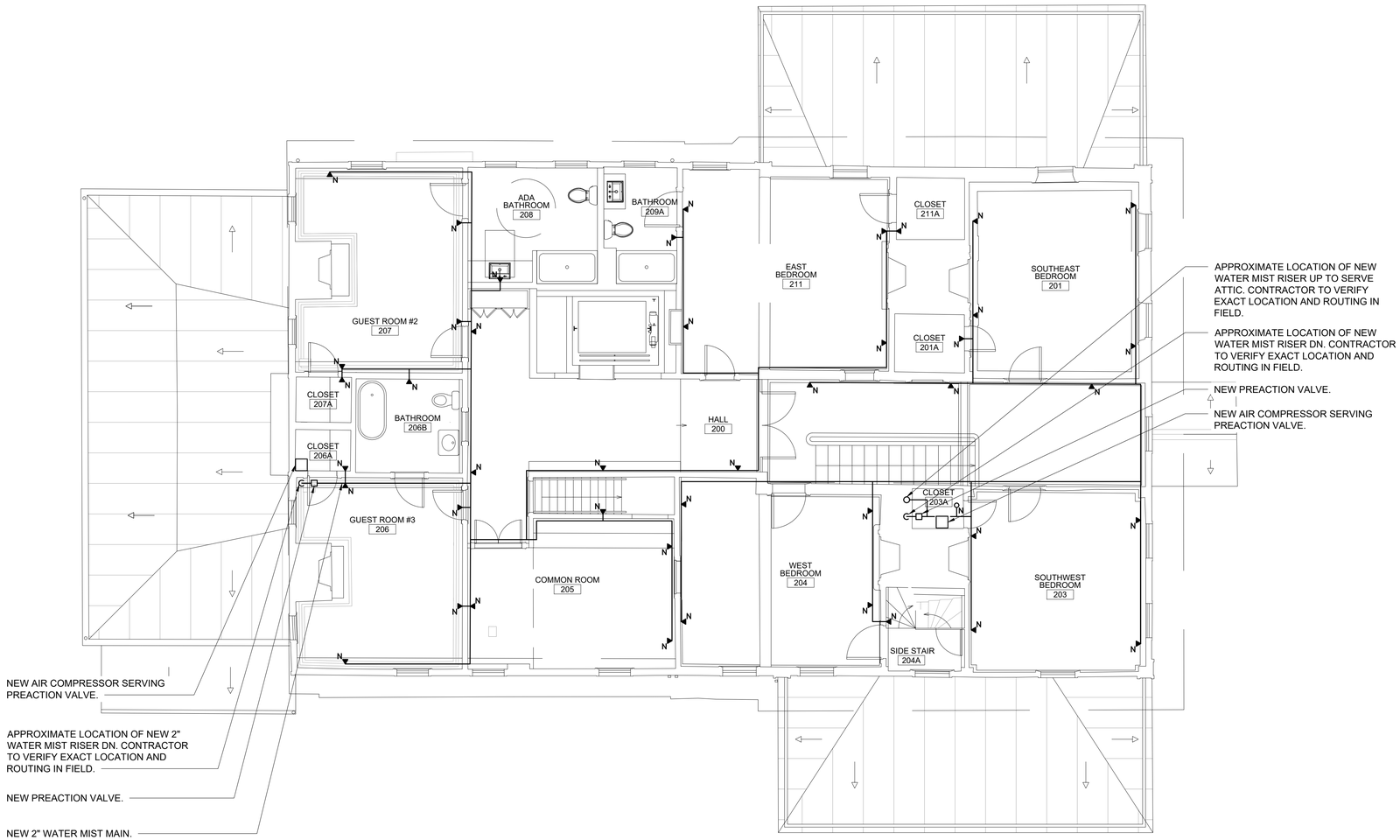

NORTH

1 SPRINKLER SECOND FLOOR NEW WORK PLAN

SCALE: 3/16" = 1'-0"

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EXTERIOR REHABILITATION
INTERIOR REUSE

80 NORTH FERRY ROAD
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DRAWING NAME

SPRINKLER SECOND FLOOR NEW WORK PLAN

SEAL & SIGNATURE

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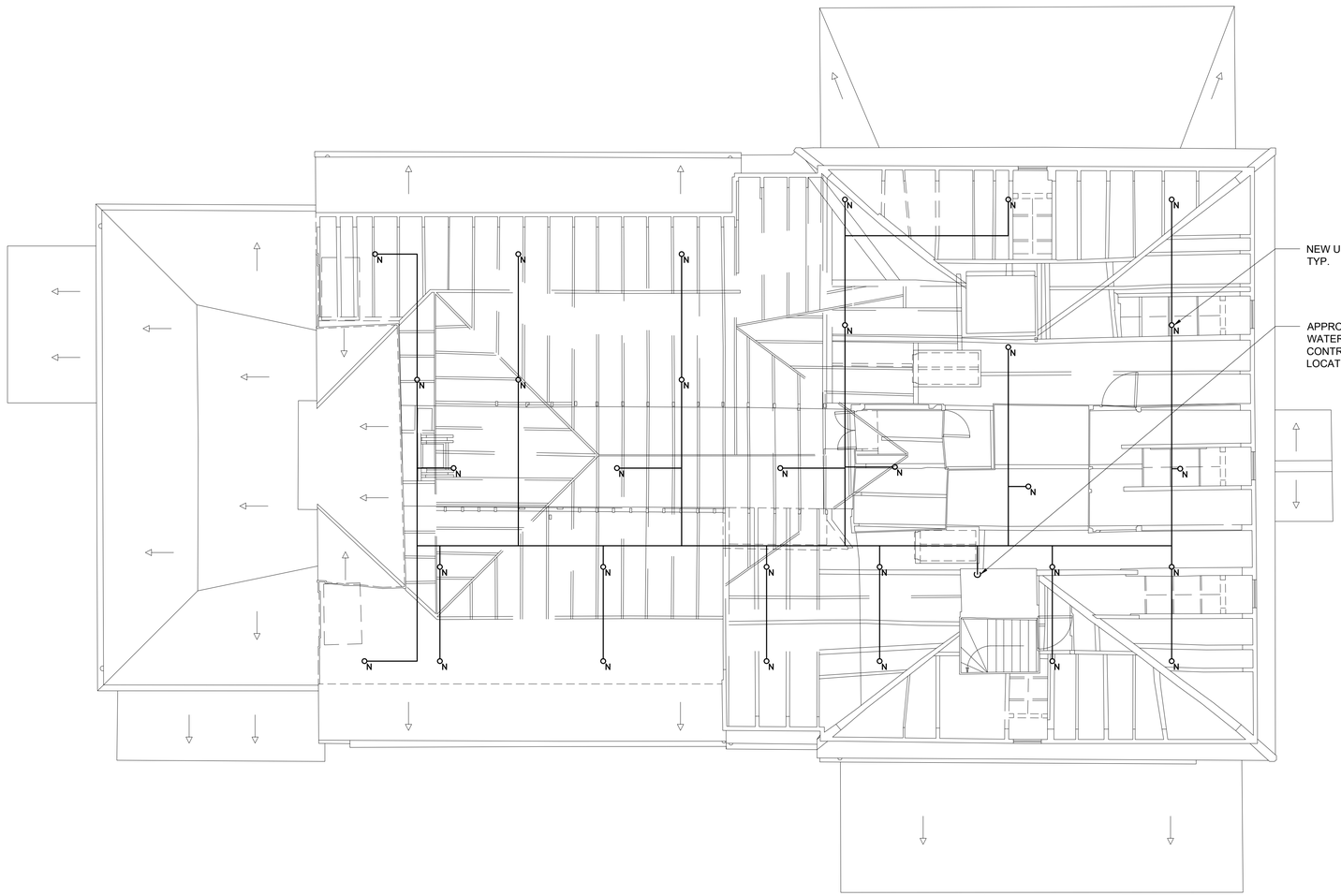

NORTH

1 SPRINKLER ATTIC NEW WORK PLAN

SCALE: 3/16" = 1'-0"

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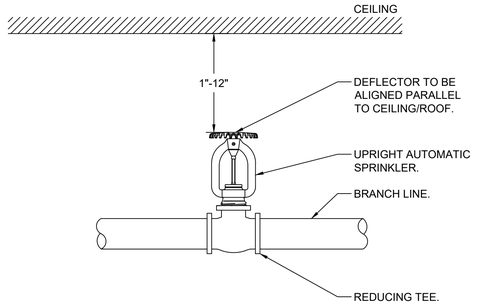
SPRINKLER SCHEDULE									
SYM.	TYPE	LOCATION	FINISH	MANUF.	MODEL	HEAD TEMP.	MAX CEILING TEMP.	ORIFICE	K-FACTOR
◄	SIDEWALL	FINISHED AREAS PER PLANS	COVER PLATE COLOR PER ARCHITECT	FIKE	OH-SW	155°F	100°F	1/2"	0.93
○	UPRIGHT	EXPOSED AREAS PER PLANS	CHROME PLATED	FIKE	OH-UPR	155°F	100°F	1/2"	1.34

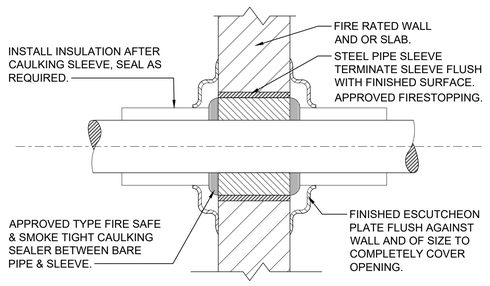
NOTES:

1. SPRINKLER HEADS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS
2. PROVIDE METAL WIRE GUARDS WHERE SPRINKLERS ARE SUBJECT TO DAMAGE, SUCH AS SPRINKLER HEADS LOCATED UNDER MECHANICAL DUCTS IN MECHANICAL EQUIPMENT ROOMS WHEN LOCATED LOWER THAN 7'-0" AFF AND HEADS IN TRASH CHUTE.
3. ALL SPRINKLER HEADS THROUGHOUT THE PROJECT AREA SHALL BE OF THE ORDINARY TEMPERATURE RATING EXCEPT AS FOLLOWS:
3.1. SPRINKLER HEADS LOCATED CLOSE TO HEATERS, HOT WATER PIPING OR LOW-PRESSURE BLOW-OFF VALVE SHALL BE OF THE TEMPERATURE RATING AS REQUIRED BY NFPA-13.
3.2. ALL HEAT GENERATING EQUIPMENT WHICH CAN AFFECT THE TEMPERATURE RATING OF THE SPRINKLER HEADS SHALL BE CLEARLY IDENTIFIED ON THE SHOP DRAWINGS PRIOR TO SUBMISSION FOR APPROVAL.

5 SPRINKLER HEAD SCHEDULE
SCALE: NONE

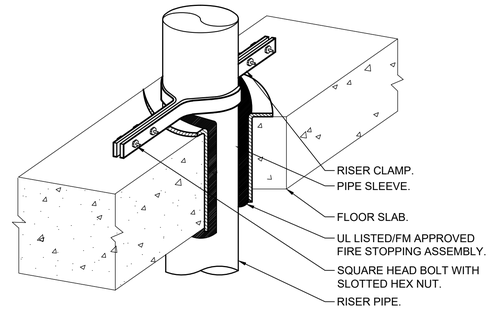


4 TYPICAL UPRIGHT SPRINKLER
SCALE: NONE

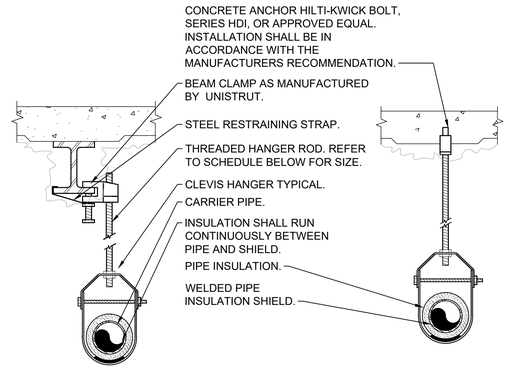


NOTE: MINIMUM SIZE OF OPENINGS AROUND SPRINKLER PIPE PENETRATIONS OF CONCRETE OR CMU WALLS SHALL BE IN ACCORDANCE WITH NFPA 13 SEISMIC REQUIREMENTS.

3 PIPE SLEEVE THRU FIRE RATED WALL
SCALE: NONE



2 PIPE PENETRATION DETAIL
SCALE: NONE



PIPE HANGER SCHEDULE					
PIPE DIA.	3/4"-2"	2-1/2"-3"	4"-5"	6"	8"-12"
HANGER DIA.	3/8"	1/2"	5/8"	3/4"	7/8"

NOTES:
1.) CLEVIS HANGERS WITH WELDED INSULATION SHIELDS ON ALL PIPES LARGER THAN 1".
2.) FOR PIPES 1" OR SMALLER, A BAND HANGER WITH INSULATION SHIELD MAY BE USED.
3.) FOR NON-INSULATED PIPE, INSULATION SHIELDS MAY BE OMITTED.
4.) ALL PIPE HANGERS SHALL BE GALVANIZED STEEL OR FACTORY PAINTED BLACK WITH ENAMEL.
5.) FOR NON FERROUS PIPING WITHOUT INSULATION, ALL HANGERS SHALL BE COPPER PLATED OR FURNISHED WITH A DI-ELECTRIC BETWEEN PIPE AND HANGERS.
6.) WHERE EXISTING BUILDING STRUCTURAL COMPONENTS HAVE FIREPROOF MATERIAL, ANY AREA THAT IS DISTURBED OR DAMAGED AS A RESULT OF HANGER INSTALLATION SHALL BE PATCHED WITH UL AND FM APPROVED FIREPROOFING TO MATCH EXISTING.
7.) ALL ANCHORS AND INSERTS SHALL HAVE NEW YORK CITY BOARD OF STANDARD AND APPEALS, (BSA) APPROVAL.

1 PIPE HANGER DETAIL
SCALE: NONE

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