

Town Clerk Shelby Mundy  
Town of Shelter Island  
PO Box 1549  
Shelter Island, NY 11964

By Hand

January 21, 2026

Dear Ms. Mundy

Please find enclosed two additional submissions for our August 8, 2025, Site Plan Review application, regarding proposed redesign of our primary entry, which relates to SPR Traffic. We've included 11 copies for distribution to the Town Board and its advisory committees.

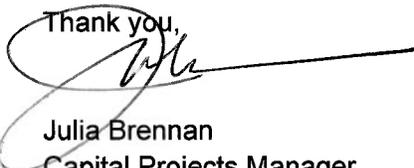
When we initially applied for SPR, we understood the scope was limited to the Manor House Rehabilitation project. Since we applied, the Building Inspector has informed us that the review will cover the property's recently approved change of use from private residential to educational.

The document titled "251219\_SLV\_100%DD\_Civil\_Primary Entrance" shows a proposed redesign of our primary entry at Route 114, which was originally constructed circa 1915, not long after the new state roadway was laid out across the Island over local roads. The document titled "251219\_SLV\_100%DD\_Landscape\_Primary Entrances" is a proposed landscape plan for the redesigned entry by Nelson Byrd Woltz Landscape Architects.

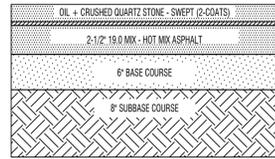
The plans are part of a larger entries redesign funded by a NYS CREST grant to support enhancing access to our site and improving safety. We have submitted the proposals to the NYS DOT, lead authority for permitting work on state roads. We've also sent them for review to the National Park Service and the NYS Historic Preservation Office, as the existing structures are contributing resources to our nationally-significant Historic District. The Town Supervisor requested we submit the Primary Entry plans for local Site Plan Review.

We look forward to providing additional information as requested. Please contact me if you have any questions.

Thank you,



Julia Brennan  
Capital Projects Manager  
Sylvester Manor  
PO Box 2029  
Shelter Island, NY 11964  
jbrennan@sylvestermanor.org



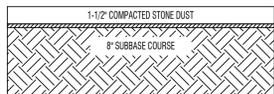
ITEM 608.020101  
ITEM 402.376903  
ITEM 304.10119917

**DRIVEWAY PAVING DETAIL**  
NOT TO SCALE

**DRIVEWAY ENTRANCE LAYOUT NOTES**

- 1. PROPOSED TYPE 1 MINOR COMMERCIAL DRIVEWAY ENTRANCE.
- CORNER ANGLE 90 DEGREES
- CLEAR PAVEMENT WIDTH AT "SIDE PILASTERS" = 20'-0"
- DRIVEWAY OPENING WIDTH AT EDGE OF STATE ROAD = 53'-9"

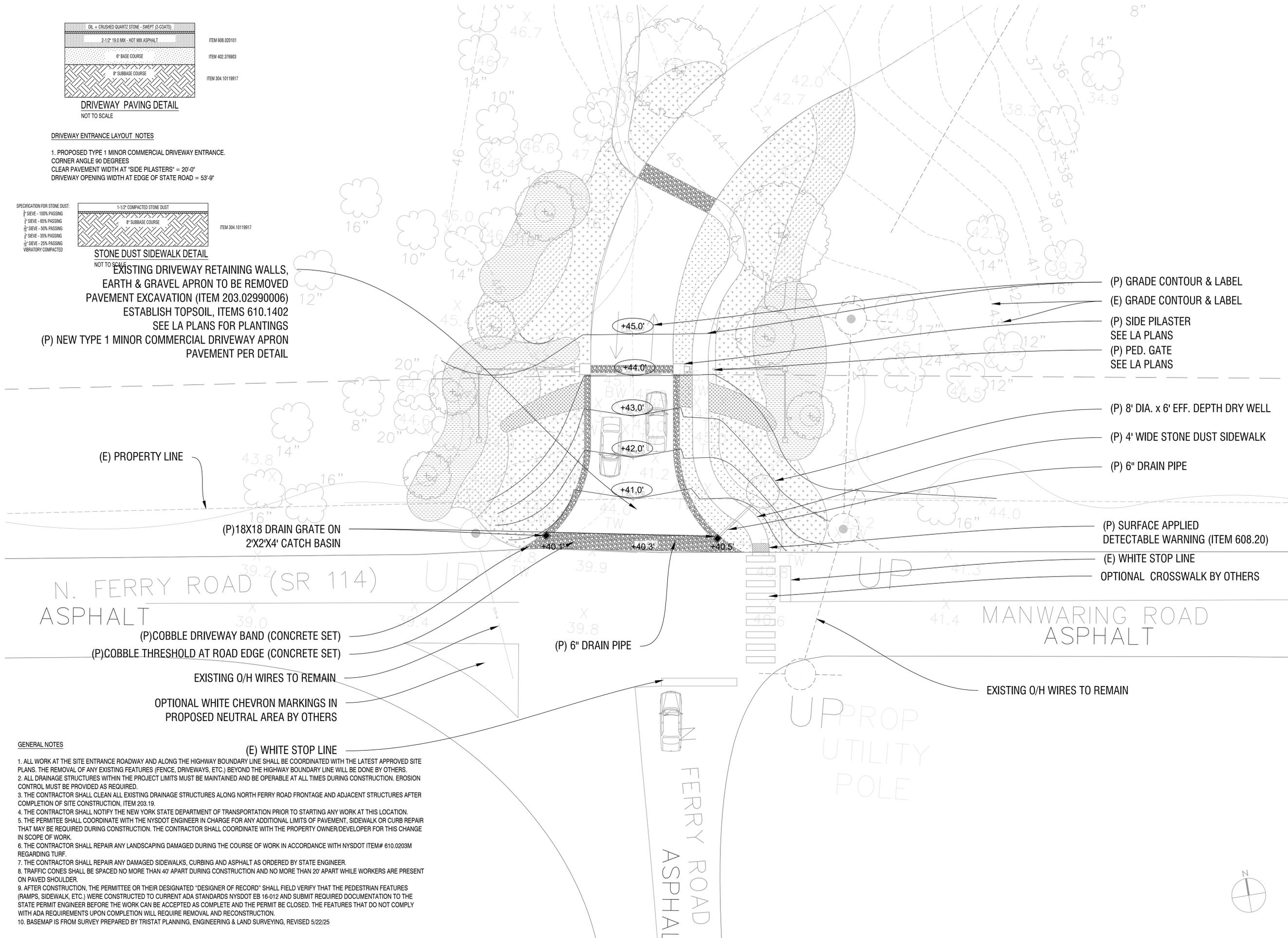
SPECIFICATION FOR STONE DUST:  
 1" SIEVE - 100% PASSING  
 2" SIEVE - 85% PASSING  
 3" SIEVE - 50% PASSING  
 4" SIEVE - 35% PASSING  
 5" SIEVE - 25% PASSING  
 VIBRATORY COMPACTED



ITEM 304.10119917

**STONE DUST SIDEWALK DETAIL**  
NOT TO SCALE

- EXISTING DRIVEWAY RETAINING WALLS, EARTH & GRAVEL APRON TO BE REMOVED
- PAVEMENT EXCAVATION (ITEM 203.02990006)
- ESTABLISH TOPSOIL, ITEMS 610.1402
- SEE LA PLANS FOR PLANTINGS
- (P) NEW TYPE 1 MINOR COMMERCIAL DRIVEWAY APRON PAVEMENT PER DETAIL



- (P) GRADE CONTOUR & LABEL
- (E) GRADE CONTOUR & LABEL
- (P) SIDE PILASTER SEE LA PLANS
- (P) PED. GATE SEE LA PLANS
- (P) 8' DIA. x 6' EFF. DEPTH DRY WELL
- (P) 4' WIDE STONE DUST SIDEWALK
- (P) 6" DRAIN PIPE
- (P) SURFACE APPLIED DETECTABLE WARNING (ITEM 608.20)
- (E) WHITE STOP LINE
- OPTIONAL CROSSWALK BY OTHERS

**GENERAL NOTES**

- ALL WORK AT THE SITE ENTRANCE ROADWAY AND ALONG THE HIGHWAY BOUNDARY LINE SHALL BE COORDINATED WITH THE LATEST APPROVED SITE PLANS. THE REMOVAL OF ANY EXISTING FEATURES (FENCE, DRIVEWAYS, ETC.) BEYOND THE HIGHWAY BOUNDARY LINE WILL BE DONE BY OTHERS.
- ALL DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS MUST BE MAINTAINED AND BE OPERABLE AT ALL TIMES DURING CONSTRUCTION. EROSION CONTROL MUST BE PROVIDED AS REQUIRED.
- THE CONTRACTOR SHALL CLEAN ALL EXISTING DRAINAGE STRUCTURES ALONG NORTH FERRY ROAD FRONTAGE AND ADJACENT STRUCTURES AFTER COMPLETION OF SITE CONSTRUCTION. ITEM 203.19.
- THE CONTRACTOR SHALL NOTIFY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION PRIOR TO STARTING ANY WORK AT THIS LOCATION.
- THE PERMITEE SHALL COORDINATE WITH THE NYS DOT ENGINEER IN CHARGE FOR ANY ADDITIONAL LIMITS OF PAVEMENT, SIDEWALK OR CURB REPAIR THAT MAY BE REQUIRED DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE PROPERTY OWNER/DEVELOPER FOR THIS CHANGE IN SCOPE OF WORK.
- THE CONTRACTOR SHALL REPAIR ANY LANDSCAPING DAMAGED DURING THE COURSE OF WORK IN ACCORDANCE WITH NYS DOT ITEM# 610.02030M REGARDING TURF.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGED SIDEWALKS, CURBING AND ASPHALT AS ORDERED BY STATE ENGINEER.
- TRAFFIC CONES SHALL BE SPACED NO MORE THAN 40' APART DURING CONSTRUCTION AND NO MORE THAN 20' APART WHILE WORKERS ARE PRESENT ON PAVED SHOULDER.
- AFTER CONSTRUCTION, THE PERMITEE OR THEIR DESIGNATED "DESIGNER OF RECORD" SHALL FIELD VERIFY THAT THE PEDESTRIAN FEATURES (RAMPS, SIDEWALK, ETC.) WERE CONSTRUCTED TO CURRENT ADA STANDARDS NYS DOT EB 16-012 AND SUBMIT REQUIRED DOCUMENTATION TO THE STATE PERMIT ENGINEER BEFORE THE WORK CAN BE ACCEPTED AS COMPLETE AND THE PERMIT BE CLOSED. THE FEATURES THAT DO NOT COMPLY WITH ADA REQUIREMENTS UPON COMPLETION WILL REQUIRE REMOVAL AND RECONSTRUCTION.
- BASEMAP IS FROM SURVEY PREPARED BY TRISTAT PLANNING, ENGINEERING & LAND SURVEYING, REVISED 5/22/25

**D.B. Bennett, P.E., P.C. | Consulting Engineer**  
 74 Montauk Highway, Suite #21, P.O. Box 1442  
 East Hampton, NY 11937  
 631-907-0023

**Sylvester Manor Educational Farm**  
 80 North Ferry Road (NY Route 114)  
 Shelter Island New York  
 SCTIM No. 302-06-08-14

**Main Entrance  
 Driveway Opening Plan**

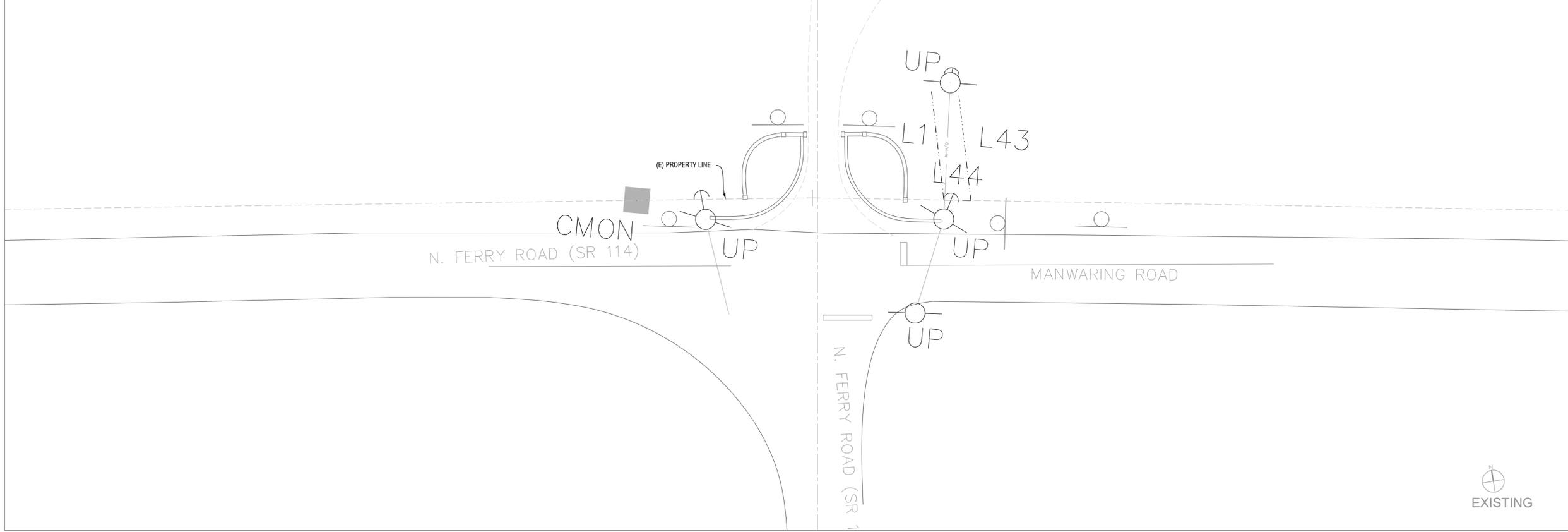
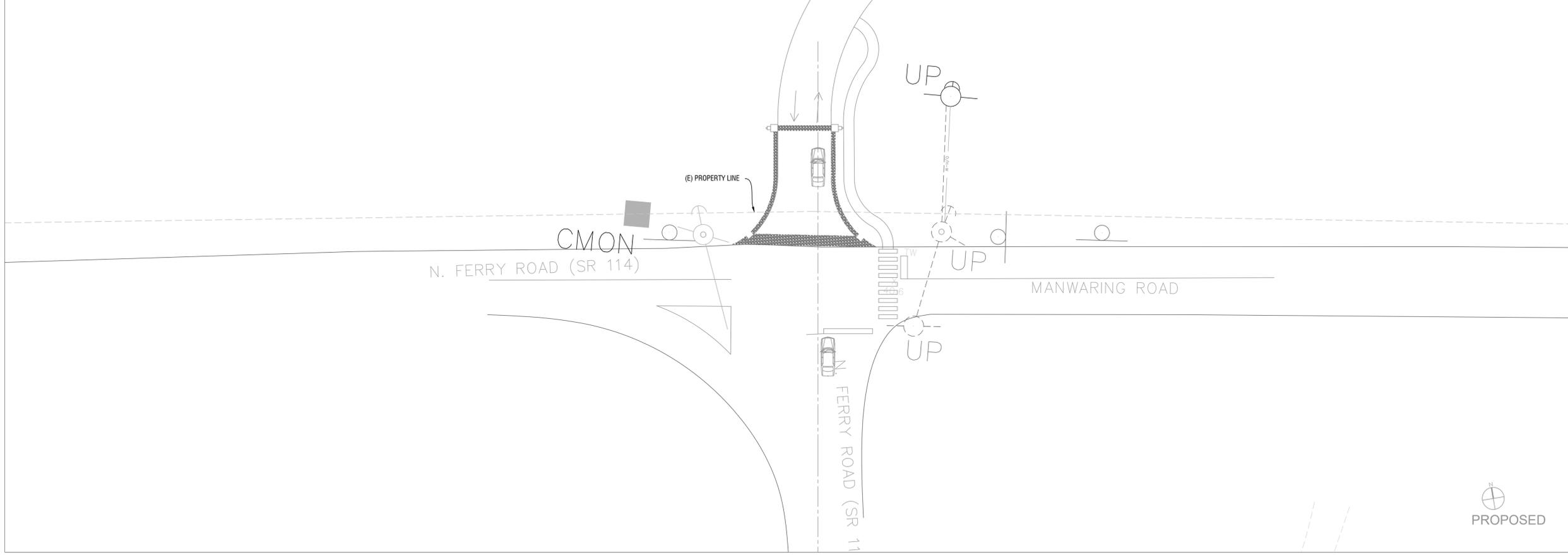
Issue  
 100% CD - 12.19.25

Date  
 Dec 19, 2025

Scale  
 1" = 10'

Sheet  
**C1**





Sheet

**C2**

Date

Dec 19, 2025

Scale

1" = 20'

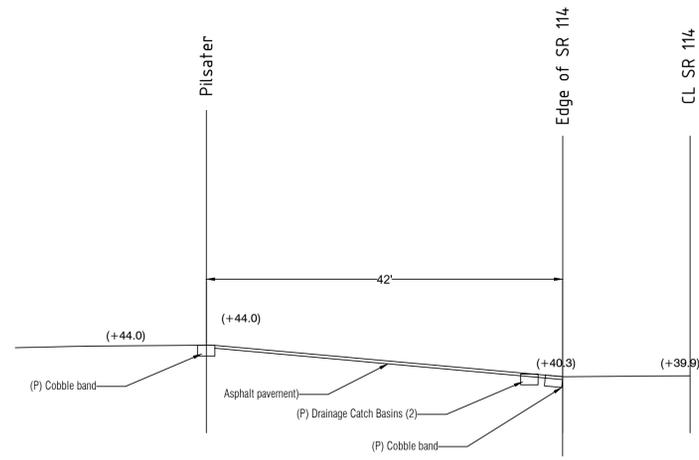
Issue

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**Main Entrance  
Existing v. Proposed**

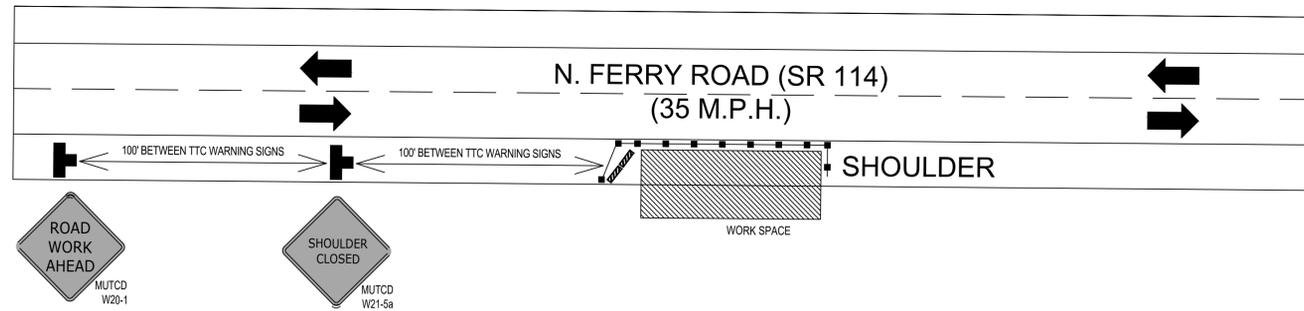
Sylvester Manor Educational Farm  
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MAIN ENTRANCE DRIVEWAY SECTION

SCALE: 1" = 20'



TEMPORARY TRAFFIC CONTROL PLAN

NTS

Sheet

C5

Date

Dec 19, 2025

Scale

as noted

Issue

100% CD - 12.19.25

Driveway Entrance Details

Sylvester Manor Educational Farm  
80 North Ferry Road (NY Route 114)  
Shelter Island New York  
SCTM No. 302-06-08-14

D.B. Bennett, P.E., P.C. | Consulting Engineer  
74 Montauk Highway, Suite #21, P.O. Box 1442  
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## GENERAL CONSTRUCTION NOTES

1. SURVEY INFORMATION SHOWN IS BASED ON TOPOGRAPHIC AND UTILITY SURVEY PROVIDED BY THE CLIENT. NEITHER THE EXACT LOCATION NOR THE INFORMATION GIVEN GUARANTEED TO BE COMPLETE OR CORRECT.

2. CONTRACTOR SHALL CREATE A WORK SCHEDULE AND DISTRIBUTE TO OWNER AND LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. THE SCHEDULE SHALL CLEARLY OUTLINE DATES FOR:

- PRE-CONSTRUCTION MEETING TO REVIEW STAGING AREA AND PROTECTION MEASURES.
- REVIEW OF MATERIAL MOCK-UPS (SEE MATERIAL NOTES).
- SHOP DRAWING SCHEDULE.
- REVIEW OF SITE AND ARCHITECTURAL LAYOUTS.
- PROJECT COMPLETION.

3. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE INFORMATION AND ARE NOT GUARANTEED TO BE ACCURATE. FIELD CONDITIONS MAY VARY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE LOCAL UTILITY COMPANIES THAT HAVE SUBSURFACE INSTALLATIONS IN THE AREA OF WORK FOR THIS CONTRACT AND DIRECT THEM TO HAVE THEIR FACILITIES MARKED OUT PRIOR TO COMMENCING WORK. FIELD VERIFICATION OF UTILITIES MAY BE NEEDED PRIOR TO COMMENCING WORK.

4. THE CONTRACTOR SHALL EXAMINE AND FIELD VERIFY ALL EXISTING AND GIVEN DIMENSIONS AND CONDITIONS ABOVE AND BELOW THE SURFACE WITH THOSE SHOWN ON THE PLANS. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IN WRITING, PRIOR TO COMMENCEMENT OF WORK.

5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

6. CONTRACTOR SHALL INSURE THAT ALL WORK MEETS ALL APPLICABLE LOCAL AND NATIONAL BUILDING AND SAFETY CODES THAT PERTAIN TO THE PROJECT WORK. IF THERE IS A DISCREPANCY BETWEEN A CODE AND THE CONTENT OF THE PLANS, THE CONTRACTOR SHALL CONSULT LANDSCAPE ARCHITECT BEFORE PROCEEDING.

7. CONTRACTOR SHALL FOLLOW ALL LOCAL GOVERNING CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL AND SITE PROTECTION MEASURES AS MAY BE REQUIRED BY LOCAL CODE.

8. CONTRACTOR SHALL REVIEW THE SITE CONDITIONS AND INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN SITE CONDITIONS OR EXISTING GRADES THAT ARE NOT DESCRIBED ON THE PLANS BEFORE COMMENCING WORK.

9. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO REVIEW AND COORDINATE BEFORE PROCEEDING WITH WORK SHOULD THERE BE ANY DISCREPANCIES BETWEEN LANDSCAPE ARCHITECTURAL, ARCHITECTURAL, OR ENGINEERING DRAWINGS.

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, EQUIPMENT, AND MATERIALS AS REQUIRED FOR THE IMPROVEMENT WORK SHOWN WITHIN THE PROJECT AREA.

11. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS AND MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS, NOR FOR ANY CONFLICTS AND/OR REVISIONS WHICH RESULT FROM THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING METHODS AND MEANS OF COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT WHEN A CONFLICT IS IDENTIFIED.

12. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES CAUSED BY HIS/HER OPERATIONS. ALL DAMAGE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR WITHOUT COST TO THE OWNER AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER.

13. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF HIS/HER EMPLOYEES AND GENERAL PUBLIC. STRUCTURAL/SITE FEATURES TO REMAIN, AND ADJACENT PROPERTIES DURING ALL CONSTRUCTION AND REMOVAL ACTIVITIES IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS. THE OWNER AND LANDSCAPE ARCHITECT ASSUME NO RESPONSIBILITIES FOR THE CONTRACTORS SAFETY PROGRAM AND PROCEDURES IN CONNECTION WITH THE WORK.

14. THE CONTRACTOR IS ADVISED THAT ADDITIONAL NOTES SHALL BE FOUND ON SUBSEQUENT SHEETS OF THE CONTRACT PLANS AND SUCH NOTES WHILE PERTAINING TO THE SPECIFIC DRAWINGS THEY ARE PLACED ON, ALSO SUPPLEMENT THE GENERAL NOTES LISTED HEREIN.

15. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE PROPER UTILITY COMPANY OR AGENCY FOR DISCONNECTING SERVICES, RELOCATING SERVICES, AND PROVIDING NEW SERVICES WITHIN THE PROJECT AREA.

16. WHERE CONSTRUCTION, INCLUDING UTILITY LINES, CROSSES OR IS ADJACENT TO EXISTING UTILITY LINES (FUEL, WATER, SEWER, TELECOMMUNICATION, GAS OR ELECTRIC), CONTRACTOR SHALL DIG TEST PITS AND CAREFULLY HAND EXCAVATE SO AS TO LOCATE, MARK, AND PROTECT THE UTILITY LINES AGAINST DISTURBANCE OR DAMAGE.

17. IN THE EVENT THE CONTRACTOR DAMAGES AN EXISTING UTILITY SERVICE CAUSING AN INTERRUPTION IN OR DAMAGE TO SAID SERVICE, THE CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR SERVICE TO BE RESTORED AT THE CONTRACTORS EXPENSE AND MAY NOT CONTINUE HIS WORK OPERATION UNTIL SERVICE IS RESTORED.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.

19. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE CATCH BASINS FROM FILLING WITH DEBRIS WITHIN THE CONTRACT LIMITS DURING THE CONTRACT OPERATIONS. IN THE EVENT THE CONTRACTORS OPERATION DAMAGES OR BLOCKS THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL AT HIS/HER EXPENSE IMMEDIATELY REPAIR OR RESTORE THE DRAINAGE SYSTEM AS DIRECTED BY THE PROJECT ENGINEER.

20. THE TOP ELEVATION OF ALL EXISTING SURFACE UTILITY FEATURES (I.E. HANDHOLES, MANHOLES, CATCH BASINS, VALVE BOXES, AND FILL CAPS) LOCATED WITHIN THE CONSTRUCTION AREA SHALL BE RESET AND BE MADE FLUSH WITH THE PROPOSED GRADE.

21. ALL FINISH GRADING IS TO BE DONE SO AS TO ENSURE POSITIVE DRAINAGE TOWARD THE APPROPRIATE CATCH BASINS.

22. WHERE MANUFACTURER'S NAMES AND PRODUCT NUMBERS ARE INDICATED ON DRAWINGS, IT SHALL BE CONSTRUED TO MEAN THE ESTABLISHMENT OF QUALITY AND PERFORMANCE STANDARDS OF SUCH ITEMS. ALL OTHER PRODUCTS MUST BE SUBMITTED FOR APPROVAL BEFORE THEY SHALL BE DEEMED EQUAL.

23. UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND LAWS.

24. WHERE EXISTING CONCRETE PAVEMENT OR ASPHALT CONCRETE PAVEMENT IS REMOVED, THE CONTRACTOR SHALL SAWCUT AND NEATLY TRIM EDGE OF REMAINING PAVEMENT BEFORE INSTALLING NEW CONSTRUCTION.

25. NO CHANGES SHALL BE MADE TO THE DESIGN OR LAYOUT WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL LAYOUT THE WORK AS DIMENSIONED ON THE PLANS. WRITTEN DIMENSIONS SHALL GOVERN. DO NOT SCALE DISTANCES. ALL LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.

## DEMOLITION NOTES

1. SITE SHALL BE WATERED DOWN DURING DEMOLITION TO MINIMIZE DUST. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL SITE IS PERMANENTLY STABILIZED.

2. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY SITE CONSTRUCTION FENCE AROUND PERIMETER OF WORK AREA PRIOR TO START OF CONSTRUCTION.

3. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO BUILDING WALLS TO REMAIN IN PLACE. ALL UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.

4. ALL DEMOLITION, GRADING, AND TREE REMOVAL PROCEDURES, PERMITS AND APPROVALS SHALL BE IN ACCORDANCE WITH APPROPRIATE AUTHORIZING AGENCIES AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXISTING TREES AND VEGETATION TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGED TREES AND/OR VEGETATION SHALL BE REPLACED IN KIND AT THE EXPENSE OF THE CONTRACTOR.

6. ALL WORK WITHIN THE DRIPLINE OF EXISTING TREES SHALL BE PERFORMED BY HAND. PERFORM EXPLORATORY EXCAVATION WITHIN THE DRIPLINE WITH A PNEUMATIC EXCAVATION TOOL. HAND TOOLS OR PNEUMATIC TOOLS TO BE USED AFTER ROOT LOCATIONS ARE IDENTIFIED. THE ARBORIST SHALL BE ON-SITE DURING THE PERFORMANCE OF ALL WORK WITHIN THE DRIPLINE OF EXISTING TREES. WHEN A TREE ROOT IS ENCOUNTERED OUTSIDE THE DRIPLINE OF EXISTING TREES, CEASE DIGGING AND CONSULT THE ARBORIST FOR INSTRUCTION ON HOW TO PROCEED BEFORE CONTINUING WORK. MECHANICAL EXCAVATION WITHIN THE DRIPLINE OR AT EXISTING ROOTS IS NOT ACCEPTABLE.

7. THE CONTRACTOR IS RESPONSIBLE TO KEEP PUBLIC RIGHTS-OF-WAYS ALONG SITE BOUNDARIES CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.

## LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THIS WORK WITH OTHER CONTRACTORS PERFORMING WORK ON SITE AND AT ADJACENT SITE, AS NECESSARY.

2. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY PLANTING AND SHALL IMMEDIATELY REPORT ANY CONFLICTS TO THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT.

3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION OF THE PROJECT ELEMENTS. THE SHOP DRAWINGS SHALL FULLY DESCRIBE ALL DIMENSIONS, CONNECTIONS, AND COMPONENTS.

4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE PLANS. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE PLANS, THE GREATER QUANTITY SHALL GOVERN.

5. NO PLANT OR CULTIVAR SUBSTITUTIONS SHALL BE INSTALLED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

6. ALL WORK WITHIN THE DRIPLINE OF EXISTING TREES SHALL BE PERFORMED BY HAND. ALL EXPLORATORY EXCAVATION WITHIN THE DRIPLINE TO BE PERFORMED WITH A PNEUMATIC EXCAVATION TOOL. ONCE ROOT LOCATIONS ARE DETERMINED, HAND EXCAVATE AS APPROPRIATE AND APPROVED BY ARBORIST. THE ARBORIST SHALL BE ON-SITE DURING THE PERFORMANCE OF ALL WORK WITHIN THE DRIPLINE OF EXISTING TREES. WHEN A TREE ROOT IS ENCOUNTERED OUTSIDE THE DRIPLINE OF EXISTING TREES, CEASE DIGGING AND CONSULT THE ARBORIST FOR INSTRUCTION ON HOW TO PROCEED BEFORE CONTINUING WORK. MECHANICAL EXCAVATION WITHIN THE DRIPLINE OR AT EXISTING ROOTS IS NOT ACCEPTABLE.

7. NO STAGING OR STORAGE OF EQUIPMENT OR MATERIALS SHALL OCCUR WITHIN THE PROTECTION ZONE OF THE PROJECT.

## LAYOUT NOTES

1. CONTRACTOR SHALL NOT SCALE DRAWINGS.

2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE STARTING CONSTRUCTION.

3. ALL ANGLES ARE ASSUMED TO BE 90° UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS FROM STRUCTURES ARE FROM FACE OF FINISH OF EXTERIOR WALL.

## MATERIAL NOTES

1. PROVIDE SUBMITTALS FOR ALL MATERIALS TO BE USED IN THE PROJECT FOR APPROVAL BY THE L.A.

2. PROVIDE SAMPLES FOR ALL FINISHED AND VISIBLE SURFACES FOR APPROVAL BY THE L.A.

3. CONTRACTOR SHALL PROVIDE ON-SITE MOCK-UP OF ALL SITE WALLS, SITE STRUCTURES AND PAVING FOR THE PURPOSES OF SELECTING COLOR, FINISH, AND OTHER AESTHETIC DETAILS OF PAVING, WALLS, COPINGS AND STEPS.

4. MATERIALS NOT SPECIFIED IN PLANS SHALL BE REVIEWED WITH AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

5. LOCATION OF ALL IRRIGATION VALVE BOXES MUST BE APPROVED BY LANDSCAPE ARCHITECT.

## STRUCTURAL NOTES

1. ALL NEW FOOTINGS AND OTHER FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL OR CONTROLLED FILL MATERIAL WITH A MINIMUM SOIL BEARING CAPACITY TO 3,000 PSF.

2. ALL CONCRETE WORK SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI) SPECIFICATION 318 AND 301, CURRENT EDITIONS. CONCRETE FOR POURED IN PLACE CONSTRUCTION SHALL BE AN AIR-ENRICHED, NORMAL WEIGHT STONE AGGREGATE MIX ACHIEVING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT AN AGE OF 28 DAYS. CONCRETE FOR FLOOR SLABS SHALL ACHIEVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.

3. NO ADMIXTURES OTHER THAN AIR-ENRICHING ADMIXTURES SHALL BE PERMITTED IN CONCRETE.

4. NO CONCRETE SHALL BE POURED SUBJECT TO FREEZING CONDITIONS OR FROZEN GROUND.

5. VERTICAL CONSTRUCTION JOINTS IN BUILDING FOUNDATION WALLS SHALL BE LOCATED AT NOT MORE THAN 20 FEET ON CENTERS AND ALL REINFORCING SHALL RUN CONTINUOUSLY THROUGH THE JOINT. HORIZONTAL CONSTRUCTION JOINTS ARE NOT PERMITTED UNLESS SHOWN ON DRAWINGS.

6. CONCRETE SLABS ON GROUND SHALL BE PLACED IN ALTERNATE PANELS NOT EXCEEDING 800 SQUARE FEET IN AREA NOR 30 FEET IN LENGTH. SLAB CONSTRUCTION JOINTS SHALL BE DOWELED AND KEED.

7. ALL REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS CONFORMING TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL MEET REQUIREMENTS OF ASTM A185. TIES AND STIRRUPS MAY BE GRADE 40. REINFORCING STEEL SHALL BE PLACED TO PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER:

- CONCRETE CAST ON SOIL 3" CLEAR.
- CONCRETE EXPOSED TO EARTH OR WEATHER 2" CLEAR.

8. REINFORCING SHALL BE ACCURATELY INSTALLED TO THE REQUIRED ELEVATION AND CHAIRED OR SECURELY TIED IN PLACE SO AS TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT.

9. REINFORCING BARS NOTED CONTINUOUS SHALL BE LAPPED AT SPLICES AND HOOKED AT NON-CONTINUOUS ENDS. ALL LAPS SHALL BE 40 BARS DIAMETER MIN.

10. ALL FOOTINGS SHALL BE FORMED TO MEET SIZES INDICATED ON DRAWINGS AND DETAILS.

11. ELEVATIONS OF FOOTING BOTTOMS SHOWN ON DRAWINGS ARE AT THE HIGHEST PERMISSIBLE ELEVATIONS. ACTUAL FOOTING BOTTOMS MAY BE LOWER IF ADEQUATE BEARING MATERIAL IS NOT FOUND AT THE FOOTING DEPTHS SHOWN ON DRAWINGS.

12. WHERE FOOTINGS ARE STEPPED, BOTTOMS SHALL BE STEPPED NOT MORE THAN 2 FEET VERTICAL TO 4 FEET HORIZONTAL.

13. FILL BELOW SLABS ON GROUND SHALL BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO 95% OF THE MODIFIED STANDARD DENSITY AS PER ASTM D-1557.

14. PROVIDE FOOTING DRAINS AS INDICATED ON DRAWINGS, PIPE TO DAYLIGHT.

13. FOOTINGS SHALL REST IN TRENCHES ON UNDISTURBED SOIL, ANY FOOTINGS RESTING ON LEDGE SHALL BE PINNED TO THE LEDGE WITH 12" #6 REBARS 16" O.C. DRIVEN 6" INTO SOLID LEDGE AND EXTENDING 6" INTO FOOTING. ENGINEER TO INSPECT ANY NON-VIRGIN SOIL TRENCH CONDITIONS, OR EXPOSED LEDGE CONDITIONS PRIOR TO POURING FOOTINGS.

14. SUBSURFACE INVESTIGATION WAS NOT PERFORMED AND A GEOTECHNICAL ENGINEERING REPORT WAS NOT AVAILABLE FOR FOUNDATION DESIGN OF THIS PROJECT. PRIOR TO AND IF DEEMED NECESSARY BY THE OWNER OR LOCAL BUILDING OFFICIAL, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO PERFORM SOILS INVESTIGATION AND PROVIDE RECOMMENDATIONS FOR FOUNDATION DESIGN, INCLUDING SOIL BEARING DESIGN PRESSURE, COMPACTION CRITERIA, AND PERFORM SOIL TESTING DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL EARTHWORK OPERATIONS IN STRICT ACCORDANCE WITH THIS REPORT. IF FOUNDATION RECOMMENDATIONS AND ALLOWABLE SOIL CAPACITY DIFFER FROM THE DESIGN ASSUMPTIONS SHOWN ON THE DRAWINGS, THEN MODIFICATIONS TO THE DRAWINGS WILL BE REQUIRED. SHOULD THIS OCCUR, THE CONTRACTOR SHALL STOP CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.

## GRADING AND DRAINAGE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

2. CONTRACTOR SHALL CONFIRM THAT GRADES ENSURE SLOPING AWAY FROM ALL BUILDINGS.

3. CONTRACTOR SHALL PROVIDE VERTICAL CURVES OR ROUNDINGS AT ABRUPT CHANGES IN GRADE UNLESS OTHERWISE NOTED. BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING.

4. CONTRACTOR SHALL PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1% NON-PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 2%. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.

5. ALL EXTERIOR STEPS SHALL HAVE A MINIMUM OF A 1% WASH ON THE TREADS.

6. IN AREAS WHERE THE USE OF HEAVY EQUIPMENT HAS COMPACTED SUBGRADE, CONTRACTOR SHALL TILL SOIL TO 24" DEPTH TO ENABLE PERCOLATION. SUBGRADE SHALL BE FREE OF ALL ROCKS AND BUILDING MATERIAL TO A DEPTH OF 24".

## GRADING AND DRAINAGE (CONTINUED)

7. ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR MORE THAN 14 DAYS SHALL BE FINE GRADED AND SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OF THOSE AREAS. SELECTION OF THE SEED MIXTURE SHALL DEPEND ON THE TIME OF YEAR IT IS APPLIED. LANDSCAPE ARCHITECT MUST APPROVE SEED MIXES PRIOR TO SEEDING. CONTRACTOR MUST USE CONFORMING SEED MIX SPECIFIED BY LANDSCAPE ARCHITECT. REFER MEADOW SPECIFICATIONS SECTION 329270.

8. L.A. TO INSPECT SUB-GRADE PRIOR TO PLACING FINAL HARDSCAPE AND SOILS. PROVIDE COMPACTION AND PERCOLATION TESTS AS REQUIRED BY L.A. AT INSPECTION.

9. IN ORDER TO ACCOMMODATE TOPSOIL TO BE INSTALLED BY LANDSCAPE CONTRACTOR, EXCAVATION CONTRACTOR SHALL LEAVE DISTURBED AREAS OF SITE AT THE FOLLOWING ELEVATION:

- 18" BELOW FINISH GRADE @ SHRUB PLANNING AREAS.
- 12" BELOW FINISH GRADE @ PERENNIAL PLANTING AREAS.
- 9" BELOW FINISH GRADE @ LAWN PLANTING AREAS.
- DEPTHS SPECIFIED IN SOILS PLAN AND DETAILS SHALL TAKE PRECEDENCE OVER THOSE INDICATED HERE.

10. RETAINING WALLS SHALL BE BACKFILLED WITH SAND AND TOPSOIL TO PREPARE FOR FUTURE PLANTING AREAS. BACKFILL SHALL BE FREE OF STONES AND BUILDING MATERIAL FOR A MINIMUM OF 24" BELOW FINISHED GRADE. COORDINATE WITH LANDSCAPE ARCHITECT. FILL MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

## PLANTING AND SOIL NOTES

1. A PLANTING SCHEDULE INDICATING ANTICIPATED DATES AND LOCATIONS FOR EACH TYPE OF PLANTING SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR BEFORE PLANTING IS BEGUN.

2. INDIVIDUAL TREES SHALL BE SELECTED AND TAGGED BY LANDSCAPE ARCHITECT WELL IN ADVANCE OF PLANTING.

3. ALL PLANTING BEDS AND INDIVIDUAL TREE LOCATIONS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD BEFORE THE START OF PLANTING WORK. ONCE TREES HAVE BEEN DELIVERED TO THE SITE AND LOCATED AT STAKES, LANDSCAPE ARCHITECT SHALL BE NOTIFIED TO APPROVE TREE QUALITY AND IN SITU ORIENTATION PRIOR TO PLANTING.

4. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER PLANTS ARE DELIVERED TO THE SITE, PLANTING CONTRACTOR SHALL SET PLANTS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

5. EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT BEFORE PLANTING.

6. LANDSCAPE CONTRACTOR SHALL DISPOSE OF SUBSOIL REMOVED FROM LANDSCAPE EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.

7. TOPSOIL ANALYSIS: LANDSCAPE CONTRACTOR SHALL FURNISH A SOIL ANALYSIS OF BOTH STOCKPILED EXISTING AND IMPORTED TOPSOIL MADE BY A QUALIFIED INDEPENDENT SOIL-TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER [SILT, CLAY, AND SAND], TEXTURE, DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL REPORT SUITABILITY OF TOPSOILS FOR GROWTH OF APPLICABLE PLANTING MATERIAL.

8. TOPSOIL CONDITION SHALL MEET ASTM D 5268 STANDARDS. HAVE A PH RANGE OF 5.5 TO 7, HAVE A 4 PERCENT ORGANIC MATERIAL MINIMUM, BE FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH SUCH AS CHEMICALS, BUILDING DEBRIS AND TRASH. TOPSOIL SHALL BE FERTILE, FRIABLE, WELL DRAINED, AND OF UNIFORM QUALITY. NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS SHALL BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL AND ADEQUATE DRAINAGE PER THE TOPSOIL REPORT.

9. THE APPROXIMATE QUANTITY OF STOCKPILED NATIVE TOPSOIL WILL NOT BE KNOWN UNTIL DEMOLITION AND ROUGH GRADING HAVE BEEN COMPLETED. THE NEED FOR IMPORTED TOPSOIL SHALL BE MADE KNOWN TO THE LANDSCAPE ARCHITECT AS SOON AS AN INSUFFICIENT QUANTITY OF NATIVE SOIL IS VERIFIED. THE QUANTITY OF IMPORTED TOPSOIL TO COMPLETE THE WORK SHALL BE CALCULATED BY THE CONTRACTOR. THE LOCATION FOR STOCKPIILING TOPSOILS ON SITE SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT.

10. LANDSCAPE CONTRACTOR SHALL TEST AND CONFIRM ADEQUATE PERCOLATION AND DRAINAGE FOR ALL BACKFILLED PLANTING BEDS. PRIOR TO PLACING SETTING LAYER AND POSITIONING TREES AND SHRUBS, BORE HOLES OR TREE PIT EXCAVATIONS SHALL BE FILLED WITH WATER AND ALLOWED TO PERCOLATE. NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION. SUITABLE DRAINAGE INTERVENTIONS MUST BE EMPLOYED TO INSURE A WELL-DRAINED SOIL ENVIRONMENT FOR LONG-TERM PLANT HEALTH.

11. LANDSCAPE CONTRACTOR SHALL MULCH ALL PLANTING BEDS AND TREE PITS WITH A TWO INCH (2") DEEP LAYER AFTER PLANTS HAVE BEEN INSTALLED. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT.

12. EXISTING SITE SOILS TO BE TESTED TO FOLLOW UP ON ENVIRONMENTAL REPORTS OF LEAD GIVEN PAST USE OF PROPERTY AS A GUN CLUB. CONFIRM BEFORE INTEGRATING STORED TOPSOILS IN FINISH GRADING/ AMENDED SOIL MIXES.

## ADDITIONAL SCOPE NOTES

1. BIDDING CONTRACTORS TO REVIEW SUPPLEMENTAL INFORMATION & GRAPHIC PACKAGE PROVIDED ALONGSIDE THE CONTRACT DOCUMENTS FOR REFERENCE TOWARD ADDITIONAL ALLOWANCES/ PROJECT SCOPE..

## ABBREVIATION LIST

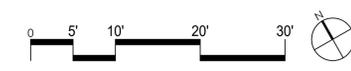
A ADJ	ADJACENT, ADJUSTABLE	CONC	CONCRETE
AFF	ABOVE FINISH FLOOR	CU FT	CUBIC FEET
ALT	ALTERNATE		
ALUM	ALUMINIUM	D DD	DECK DRAIN
ALUM	ALUMINIUM	DIA	DIAMETER
APPROX	APPROXIMATE	DIAG	DIAGONAL
ARCH	ARCHITECT[URAL]	DIR	DIRECTION
B BC	BOTTOM OF CURB	DN	DOWN
BD	BOARD	DS	DOWN SPOUT
BLDG	BUILDING	DWG(S)	DRAWING(S)
BKG	BLOCKING		
BOT	BOTTOM	E E	EAST
BRK	BRICK	EA	EACH
BS	BOTTOM OF STAIR	EJ	EXPANSION JOINT
BW	BOTTOM OF WALL	EL	ELEVATION
		ELEC	ELECTRIC[AL]
C CEM	CEMENT	EQ	EQUAL
CF	CAST IN PLACE	EQUIP	EQUIPMENT
CJ	CONTROL JOINT	EXP	EXPOSED
CMU	CONCRETE MASONRY UNIT	EXT	EXISTING
COL	COLUMN	EXTR	EXTERIOR
F FAB	FABRIC	J JT	JOINT
FIN	FINISH		
FT	FOOT, FEET	K KO	KNOCK OUT
FIG	FOOTING		
G GA	GAUGE	L L	LENGTH
GALV	GALVANIZED	LT	LIGHT
GC	GENERAL CONTRACTOR	M MAS	MASONRY
		MAIL	MATERIAL
H HDW	HARDWARE	MAX	MAXIMUM
HDWD	HARDWOOD	MECH	MECHANICAL
HM	HOLLOW METAL	MED	MEDIUM
HOR	HORIZONTAL	MFR	MANUFACTURER
HSCHT	HESCHT	MIN	MINIMUM
HVAC	HEATING/VENTILATING/ AIR CONDITIONING	MISC	MISCELLANEOUS
		MO	MASONRY OPENING
I ID	INSIDE DIAMETER	ML	MATERIAL
INCL	INCLUDE[RE], (ED), (ING)	N N	NORTH
INSL	INSULATE[RE], (ED), (ING), (ION)	NIC	NOT IN CONTRACT
INT	INTERIOR	NO., #	NUMBER
NOM	NOMINAL	REF	REFER TO
NIS	NOT TO SCALE	REIN	REINFORCE[RE], (ED), (ING)
O OC	ON CENTER	REQD	REQUIRED
OD	OUTSIDE DIAMETER	REV	REVISION
OPNG	OPENING	RL	RAIN LEADER
OPP	OPPOSITE	S S	SOUTH
P PERF	PERFORATE[RE], (ED), (ION)	SCHED	SCHEDULE[RE], (ED)
PL	PLATE	SD	STORM DRAIN
PLYWD	PLYWOOD	SH	SHEET
PNL	PANEL	SIM	SIMILAR
PNT	PAINT[ED]	SQ	SQUARE
PSF	POUNDS PER SQUARE FOOT	SS	STAINLESS STEEL, SILD
PSI	POUNDS PER SQUARE INCH	SURF	SURFACE
PT	POINT	STD	STANDARD
P.O.B.	POINT OF BEGINNING	STL	STEEL
		STN	STAIN[ED]
		SUSP	SUSPENDED
R RAD	RADIUS	T TBD	TO BE DECIDED
RB	RUBBER BASE	TC	TOP OF CURB
RD	ROOF DRAIN		
TEL	TELEPHONE	☒	CENTERLINE
THK	THICK[NESS]	⊞	PROPERTYLINE
TOM	TOP OF MASONRY	∠	ANGLE
TOS	TOP OF STEEL	⊥	PERPENDICULAR
TS	TOP OF STAIR	∅	DIAMETER
TW	TOP OF WALL		
TV	TELEVISION		
TYP	TYPICAL		
U UNO	UNLESS NOTED OTHERWISE		
V VERT	VERTICAL		
VF	VERIFY IN FIELD		



No.	Date	Issue
1	2025.12.19	100% DESIGN DEVELOPMENT
2		



- LEGEND**
- LIMIT OF WORK
  - TREE TO REMAIN AND BE PROTECTED, SEE ARBORIST DWGS
  - SILT FENCE
  - TREE TO BE REMOVED, SEE ARBORIST DWGS
  - DEMO SURFACING AND STRUCTURE
  - DEMO OF SURFACE MATERIALS ONLY
  - DEMO AND STOCKPILE MATERIALS FOR REUSE
  - RETAIN AREA FOR GRADE RETENTION/ AESTHETIC VALUE



PROJECT NAME  
**SYLVESTER MANOR  
ENTRANCES**

80 North Ferry Road  
Shelter Island, NY

100% DESIGN DEVELOPMENT

PROJECT NO: SLV1906  
DRAWN BY: AB  
CHECKED BY: SN

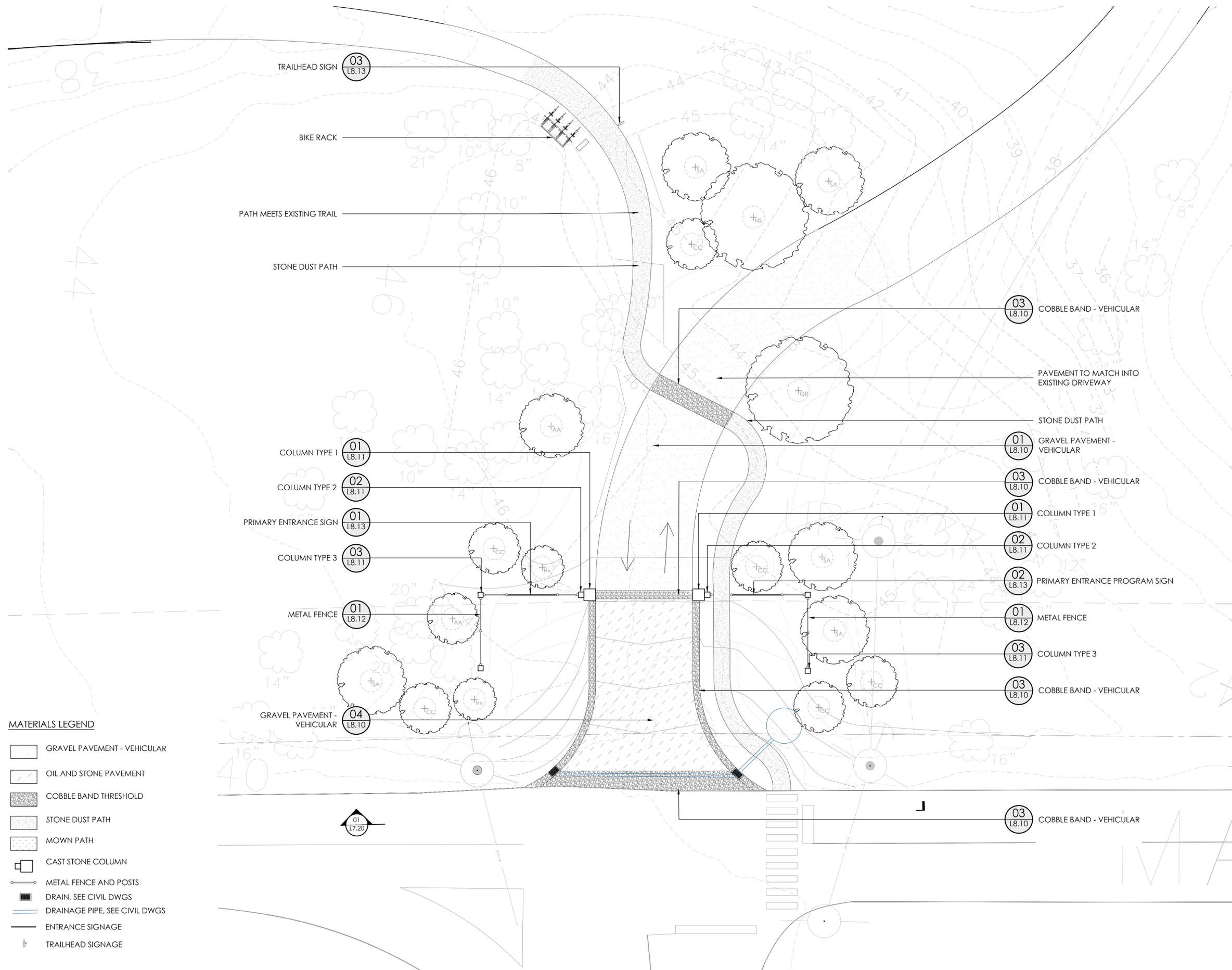
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**SITE PREP & DEMO  
PLAN - PRIMARY  
ENTRANCE**

DATE: DECEMBER 19, 2025  
SCALE: As Shown

DRAWING NUMBER  
**L0.10**



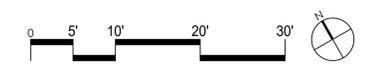
No.	Date	Issue
1	2025.12.19	100% DESIGN DEVELOPMENT
2		



**MATERIALS LEGEND**

- GRAVEL PAVEMENT - VEHICULAR
- OIL AND STONE PAVEMENT
- COBBLE BAND THRESHOLD
- STONE DUST PATH
- MOWN PATH
- CAST STONE COLUMN
- METAL FENCE AND POSTS
- DRAIN, SEE CIVIL DWGS
- DRAINAGE PIPE, SEE CIVIL DWGS
- ENTRANCE SIGNAGE
- TRAILHEAD SIGNAGE

**01**  
L1.10 MATERIALS PLAN - PRIMARY ENTRANCE  
SCALE: 1" = 10'



STAMP

PROJECT NAME  
**SYLVESTER MANOR  
ENTRANCES**

80 North Ferry Road  
Shelter Island, NY

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PROJECT NO: SLV1906  
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DRAWING NAME  
**MATERIALS PLAN -  
PRIMARY  
ENTRANCE**

DATE: DECEMBER 19, 2025  
SCALE: As Shown

DRAWING NUMBER

**L1.10**



No. Date Issue

1 2025.12.19 100% DESIGN DEVELOPMENT  
2

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PROJECT NAME

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ENTRANCES**

80 North Ferry Road  
Shelter Island, NY

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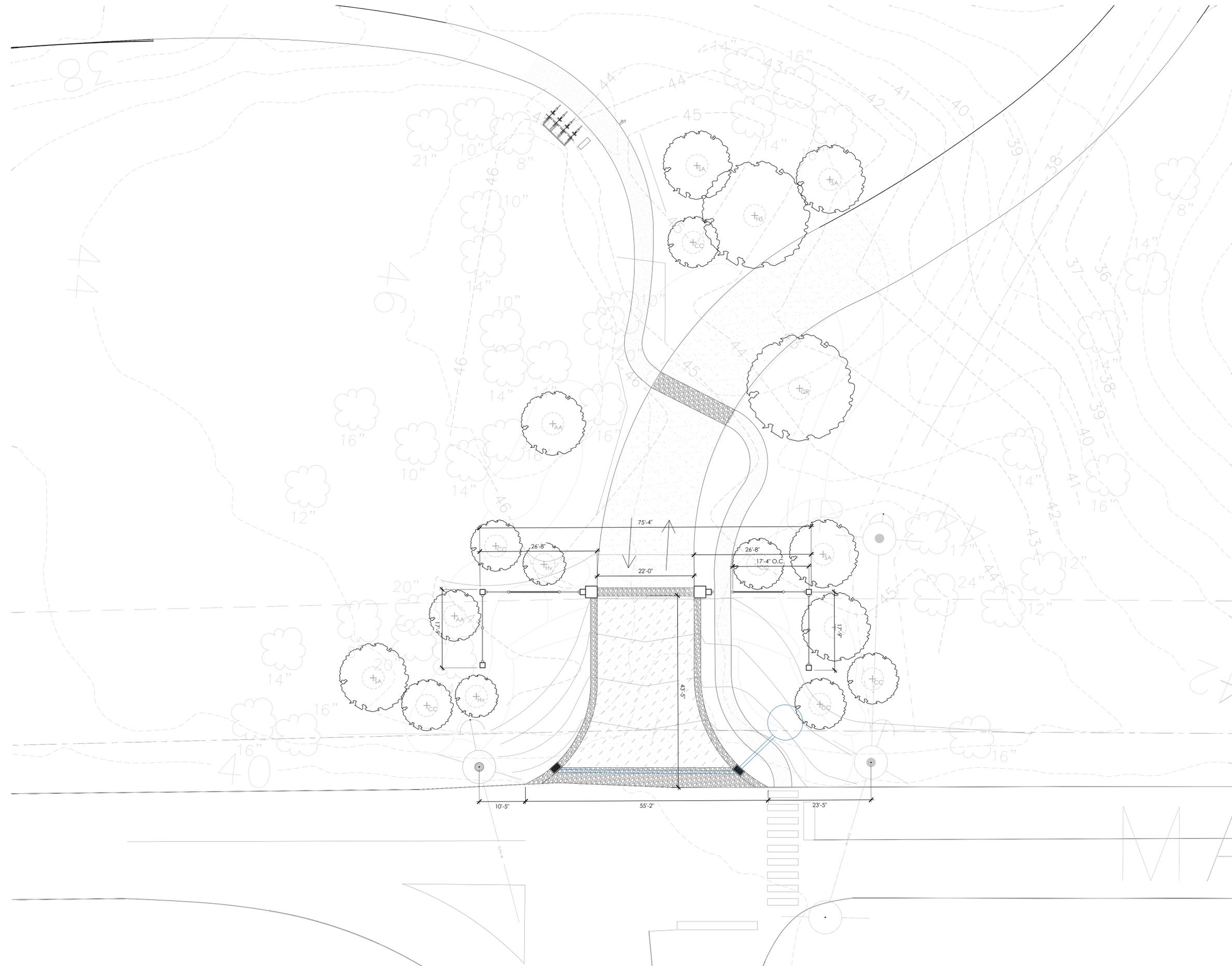
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**LAYOUT PLAN -  
PRIMARY  
ENTRANCE**

DATE: DECEMBER 19, 2025  
SCALE: As Shown

DRAWING NUMBER

**L2.10**





No. Date Issue

1 2025.12.19 100% DESIGN DEVELOPMENT  
2

STAMP

PROJECT NAME  
**SYLVESTER MANOR**

80 North Ferry Road  
Shelter Island, NY

100% DESIGN DEVELOPMENT

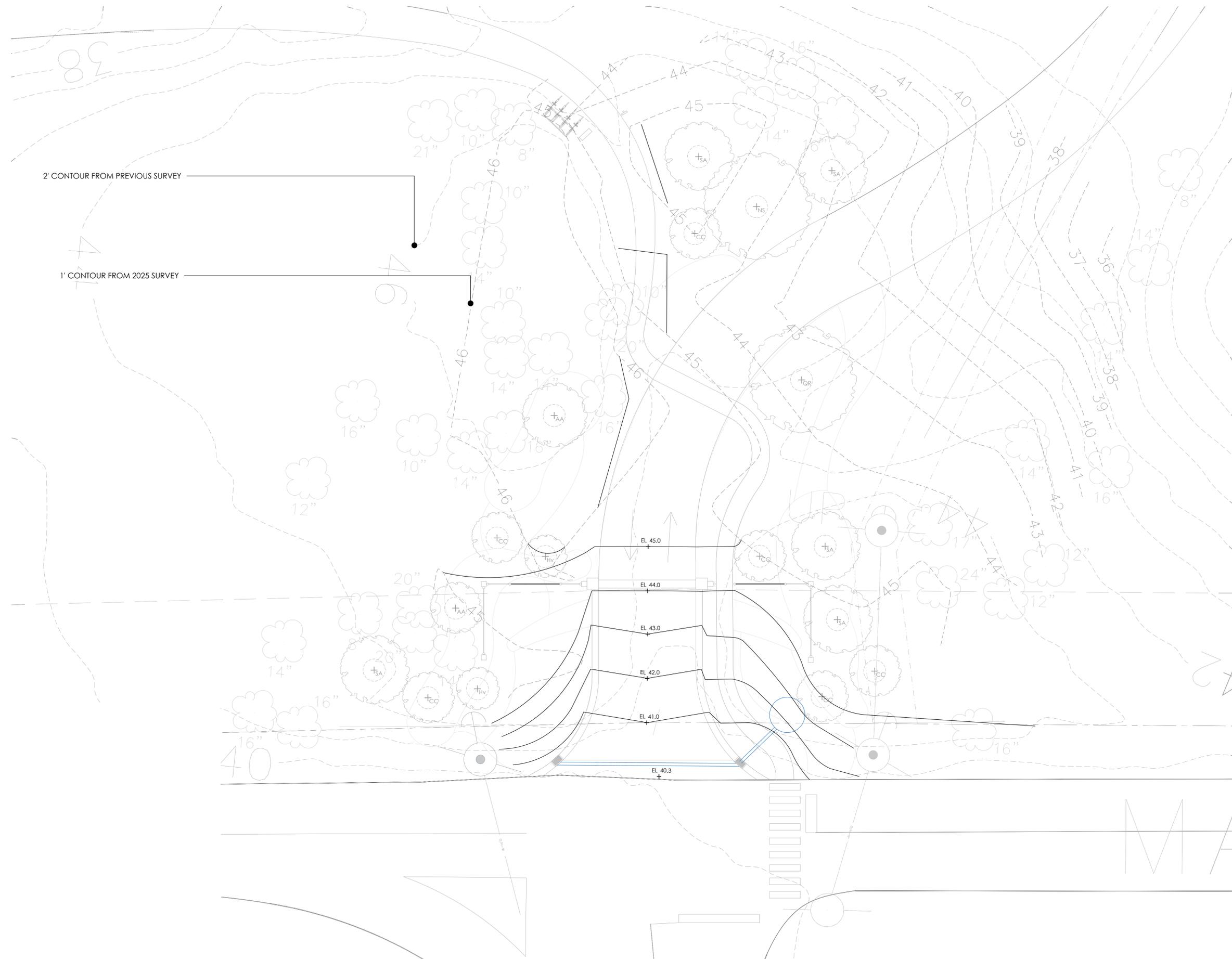
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DRAWN BY: AB  
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DRAWING NAME  
**GRADING PLAN -  
PRIMARY  
ENTRANCE**

DATE: DECEMBER 19, 2025  
SCALE: As Shown

DRAWING NUMBER

**L3.10**





No. Date Issue

1 2025.12.19 100% DESIGN DEVELOPMENT  
2

STAMP

PROJECT NAME  
**SYLVESTER MANOR**

80 North Ferry Road  
Shelter Island, NY

100% DESIGN DEVELOPMENT

PROJECT NO: SLV1906  
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DRAWING NAME  
**PLANTING PLAN -  
PRIMARY  
ENTRANCE**

DATE: DECEMBER 19, 2025  
SCALE: As Shown

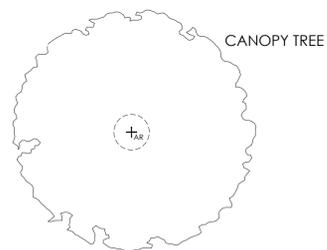
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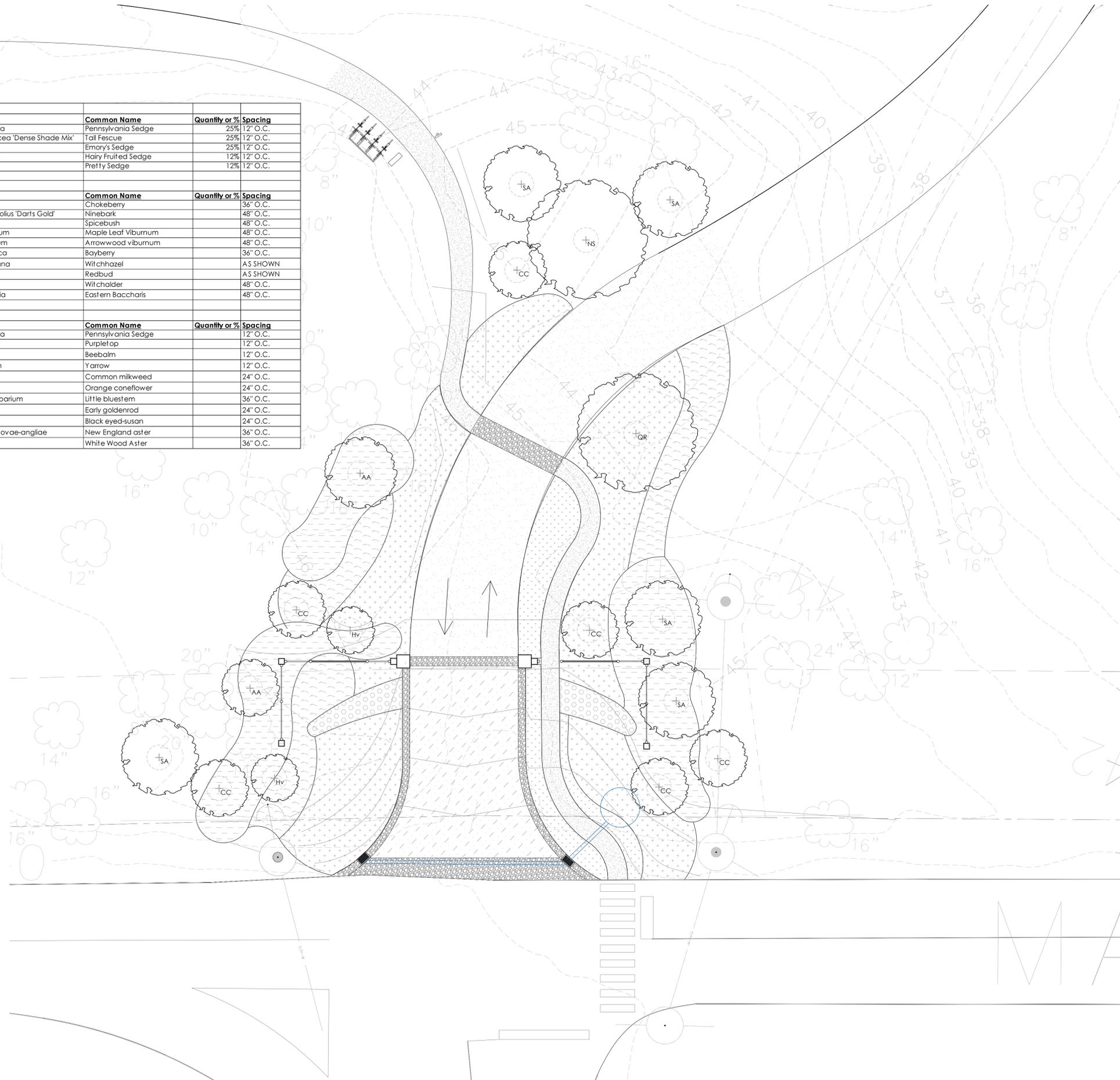
PED PATH GRASS SEED MIX				
Symbol	Botanical Name	Common Name	Quantity or %	Spacing
cp	Carex pensylvanica	Pennsylvania Sedge	25%	12" O.C.
fa	Festuca arundinacea 'Dense Shade Mix'	Tall Fescue	25%	12" O.C.
ce	Carex emoryi	Emory's Sedge	25%	12" O.C.
ct	Carex trichocarpa	Hairy Fruited Sedge	12%	12" O.C.
cw	Carex woodsi	Pretty Sedge	12%	12" O.C.
FOREST EDGE WALK - UNDERSTORY TREE/ SHRUB MIX				
Symbol	Botanical Name	Common Name	Quantity or %	Spacing
Ar	Aronia arbutifolia	Chokeberry	36" O.C.	
Po	Physocarpus opulifolius 'Darts Gold'	Ninebark	48" O.C.	
Lb	Lindera benzoin	Spicebush	48" O.C.	
Va	Viburnum acerifolium	Maple Leaf Viburnum	48" O.C.	
Vd	Viburnum dentatum	Arrowwood viburnum	48" O.C.	
Mp	Myrica pensylvanica	Bayberry	36" O.C.	
Hv	Hamamelis virginiana	Witch hazel	AS SHOWN	
CC	Cercis canadensis	Redbud	AS SHOWN	
Fm	Fothergilla major	Witch alder	48" O.C.	
Bh	Baccharis halimifolia	Eastern Baccharis	48" O.C.	
WELCOME MEADOW - WARM SEASON GRASS MEADOW				
Symbol	Botanical Name	Common Name	Quantity or %	Spacing
cp	Carex pensylvanica	Pennsylvania Sedge	12" O.C.	
If	Tridens flavus	Purpletop	12" O.C.	
Mo	Monarda	Beebalm	12" O.C.	
Am	Achillea millefolium	Yarrow	12" O.C.	
As	Asclepias syriaca	Common milkweed	24" O.C.	
Rf	Rudbeckia fulgida	Orange coneflower	24" O.C.	
ss	Schizachyrium scoparium	Little bluestem	36" O.C.	
Sj	Solidago juncea	Early goldenrod	24" O.C.	
Rh	Rudbeckia hirta	Black eyed-susan	24" O.C.	
Sn	Symphotrichum novae-angliae	New England aster	36" O.C.	
Ed	Eurybia divaricata	White Wood Aster	36" O.C.	

**PRIMARY ENTRANCE PLANTING LEGEND**

- PED PATH GRASS SEED MIX
- UNDERSTORY TREE/SHRUB MIX
- PERENNIAL GROUNDCOVER MIX - SUN
- PERENNIAL GROUNDCOVER MIX - SHADE
- SEASONAL BULBS



**01** PLANTING PLAN - PRIMARY ENTRANCE  
L5.10 SCALE: 1" = 10'





No. Date Issue

1 2025.12.19 100% DESIGN DEVELOPMENT  
2

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PROJECT NAME

SYLVESTER MANOR

80 North Ferry Road  
Shelter Island, NY

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PROJECT NO: SLV1906  
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DRAWING NAME

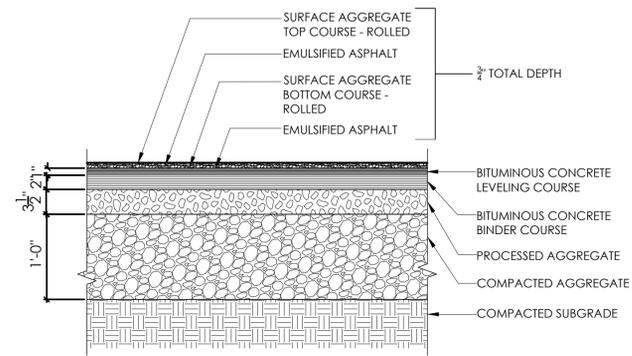
ELEVATIONS -  
PRIMARY  
ENTRANCE

DATE: DECEMBER 19, 2025  
SCALE: As Shown

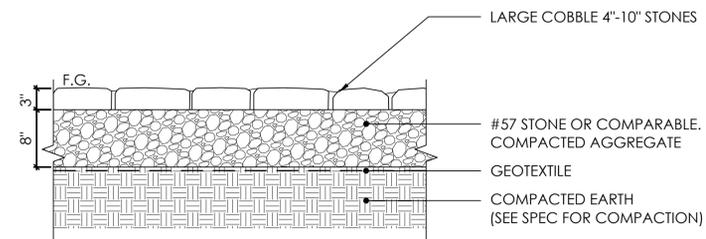
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L7.10

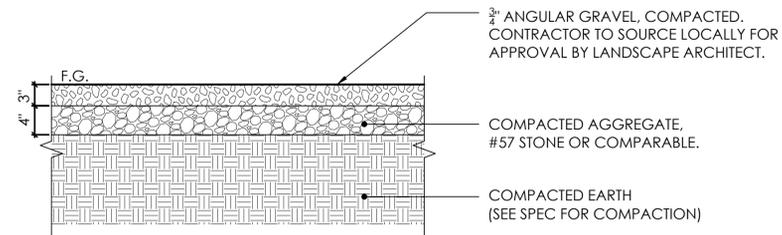




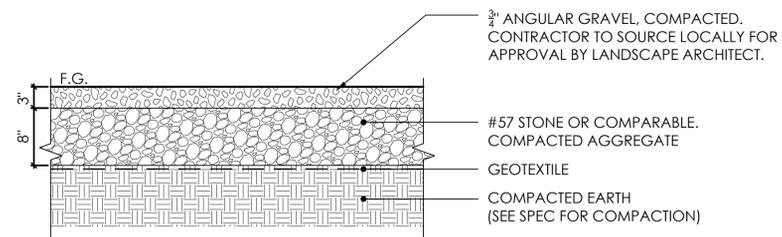
**04 OIL AND STONE PAVING**  
L8.10 SCALE: 1" = 1'-0"



**03 COBBLE BAND - VEHICULAR**  
L8.10 SCALE: 1" = 1'-0"



**02 GRAVEL PAVEMENT - PEDESTRIAN**  
L8.10 SCALE: 1" = 1'-0"



**01 GRAVEL PAVEMENT - VEHICULAR**  
L8.10 SCALE: 1" = 1'-0"

No.	Date	Issue
1	2025.12.19	100% DESIGN DEVELOPMENT
2		

STAMP

PROJECT NAME  
**SYLVESTER MANOR  
ENTRANCES**

80 North Ferry Road  
Shelter Island, NY

100% DESIGN DEVELOPMENT

PROJECT NO: SLV1906  
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**PAVING & EDGE  
DETAILS**

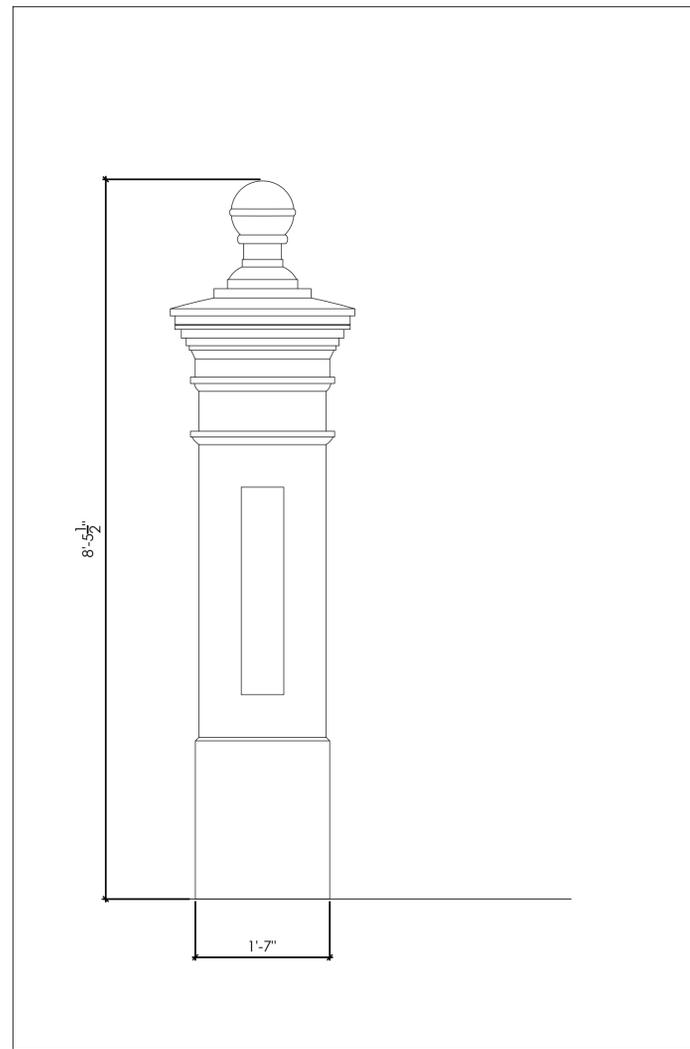
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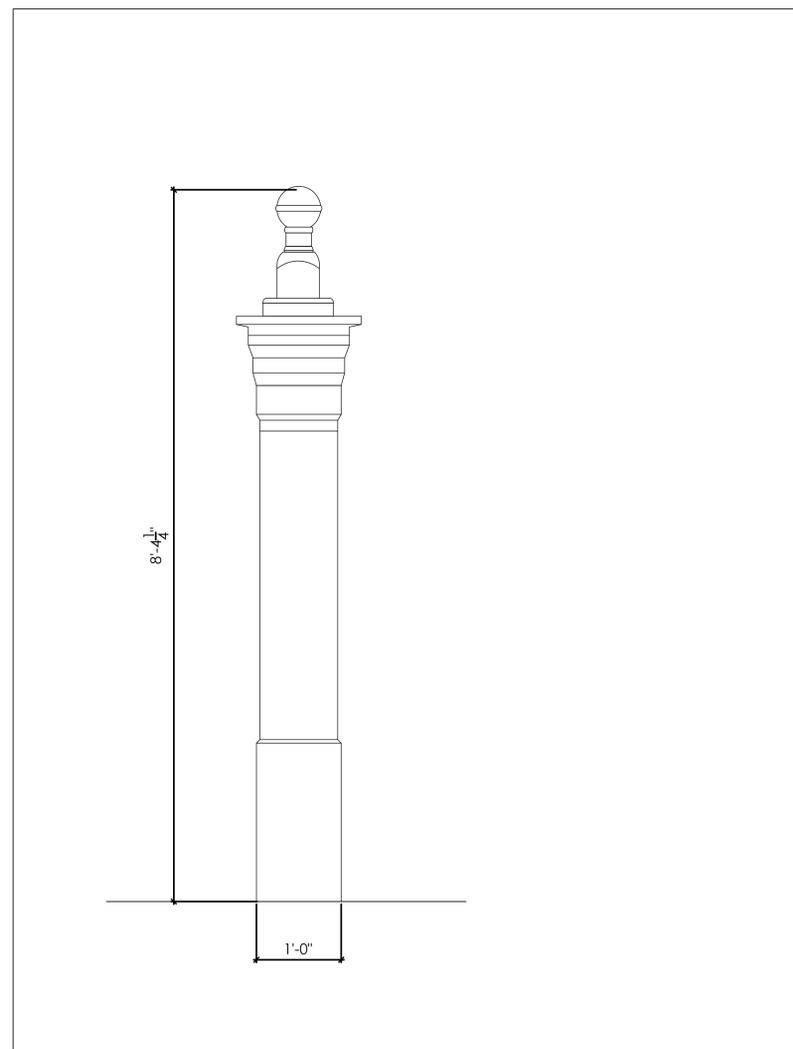
**L8.10**



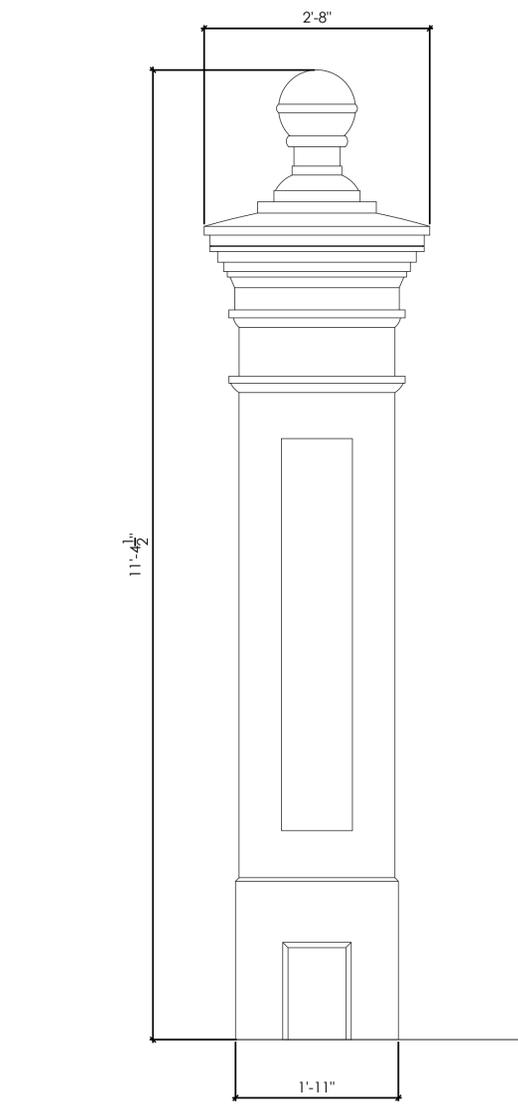
No.	Date	Issue
1	2025.12.19	100% DESIGN DEVELOPMENT
2		



**03** COLUMN TYPE 3  
L8.11 SCALE: 1" = 1'-0"



**02** COLUMN TYPE 2  
L8.11 SCALE: 1" = 1'-0"



**01** COLUMN TYPE 1  
L8.11 SCALE: 1" = 1'-0"

STAMP

PROJECT NAME

**SYLVESTER MANOR  
ENTRANCES**

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Shelter Island, NY

100% DESIGN DEVELOPMENT

PROJECT NO: SLV1906  
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DRAWING NAME

**COLUMN DETAILS-  
PRIMARY ENTRY**

DATE: DECEMBER 19, 2025  
SCALE: As Shown

DRAWING NUMBER

**L8.11**



No.	Date	Issue
1	2025.12.19	100% DESIGN DEVELOPMENT
2		

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PROJECT NAME

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Shelter Island, NY

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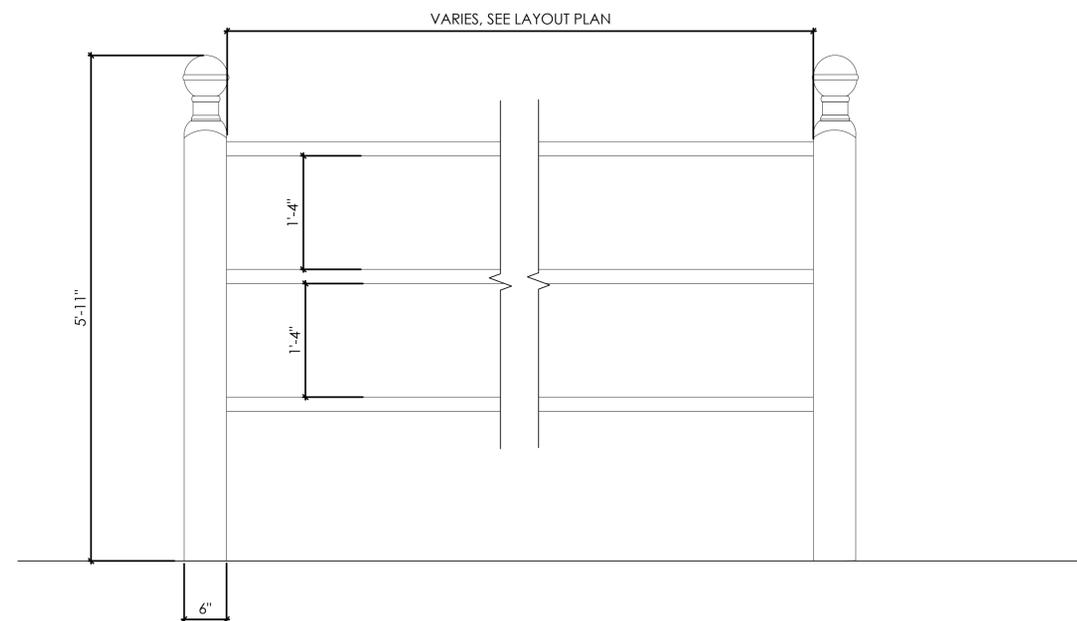
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**RAIL DETAILS-  
PRIMARY ENTRY**

DATE: DECEMBER 19, 2025  
SCALE: As Shown

DRAWING NUMBER

**L8.12**

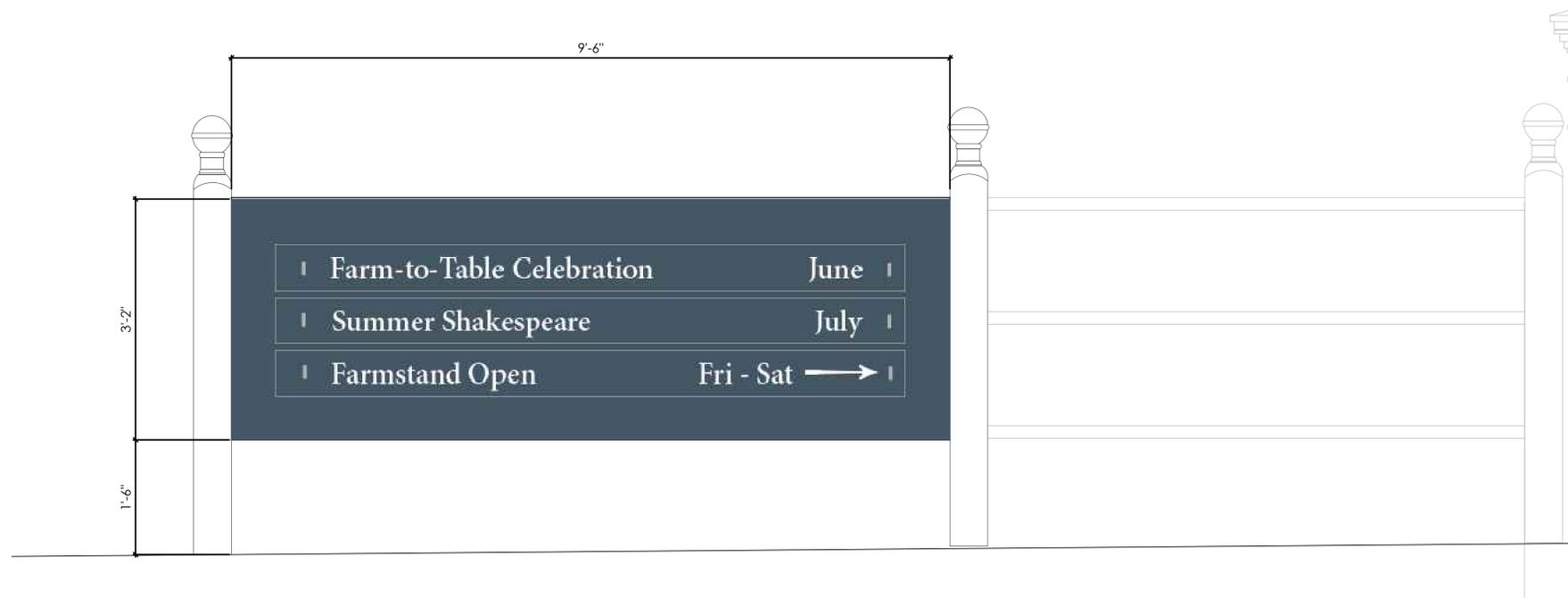


**01 METAL FENCE**  
L8.12 SCALE: 1" = 1'-0"



No. Date Issue

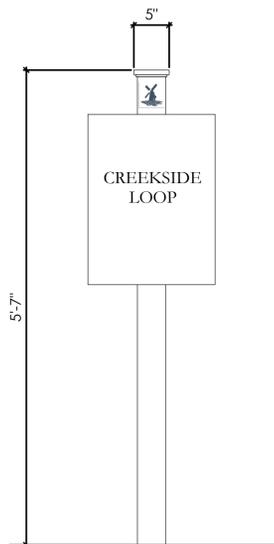
1	2025.12.19	100% DESIGN DEVELOPMENT
2		



**02** PRIMARY ENTRANCE PROGRAM SIGN  
L8.13 SCALE: 1" = 1'-0"



**01** PRIMARY ENTRANCE SIGN  
L8.13 SCALE: 1" = 1'-0"



**03** TRAILHEAD SIGN  
L8.13 SCALE: 1" = 1'-0"

STAMP

PROJECT NAME

**SYLVESTER MANOR  
ENTRANCES**

80 North Ferry Road  
Shelter Island, NY

100% DESIGN DEVELOPMENT

PROJECT NO: SLV1906  
DRAWN BY: AB  
CHECKED BY: SN

DRAWING NAME

**SIGNAGE DETAILS-  
PRIMARY ENTRY**

DATE: DECEMBER 19, 2025  
SCALE: As Shown

DRAWING NUMBER

**L8.13**