

# Governing Jurisdiction

Town of Shelter Island Building/Zoning Department  
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# Architectural Abbreviations

A/C	- Air Conditioning	Fin.	- Finish	R	- Radius
Adj.	- Adjustable	GWB	- Gypsum wall board	R.D.	- Roof drain
A.D.	- Area Drain	H.B.	- Hose bib	R.O.	- Rough opening
A.F.F.	- Above finish floor	H.W.H.	- Hot water heater	Req'd.	- Required
B.F.	- Boiler Flue	Hdr.	- Header	RM	- Room
B.O.	- Bottom Of	Hdw.	- Hardware		
BR	- Bedroom	H.P.	- High Point	SH.	- Shelf
Bldg.	- Building	H.T.	- House Trap	SS	- Stainless steel
Bkng.	- Blocking	Ht.	- Height	Sym.	- Symmetrical
Bsmt.	- Basement	H.T.B.	- Heated towel bar		
C.B.	- Catch Basin	Htg.	- Heating	T.B.	- Towel bar
C.J.	- Control Joint	HVAC	- Heat, Vent., & Air Cond.	T.B.D.	- To be determined
Cab.	- Cabinet	I.D.	- Inside diameter	T.O.	- Top of
Clg.	- Ceiling	Klt.	- Kitchen	T.P.	- Toller paper
Clo.	- Closet	L.C.C.	- Lead coated copper	TV	- Television
Conc.	- Concrete	Lam.	- Laminate	T & G	- Tongue & Groove
Ctr.	- Counter	Lav.	- Lavatory	Tele.	- Telephone
DS	- Downspout	Lib.	- Library	Typ.	- Typical
DW	- Dishwasher	L.P.	- Low Point		
Dbl.	- Double	M.O.	- Masonry opening	U.O.N	- Unless otherwise noted
D.L.O.	- Day Light Opening	Max.	- Maximum		
DN	- Down	Min.	- Minimum		
DR	- Door	N/E	- Not Electrified		
		N/A	- Not Applicable		
		N.I.C.	- Not in Contract	VIF	- Verify in field
E.J.	- Expansion Joint	N.T.S.	- Not to scale	Vert.	- Vertical
Elev.	- Elevation	O.C.	- On center	Vest.	- Vestibule
EQ.	- Equal	O.D.	- Outside diameter		
Exist.	- Existing	Opg.	- Opening	W/	- With
F.B.O.	- Furnished by others	Opp. Sim.	- Opposite Similar	W/W	- Wall to wall
F.D.	- Floor drain	Pl. Lam.	- Plastic laminate	WP	- Waterproof
F.O.F.	- Face of finish	Pol.	- Polished	WWF	- Welded Wire Fabric
F.S.	- Full size	Ptwd.	- Plywood	WC	- Water Closet
Fdn.	- Foundation			WD	- Wood

# Drawing Symbols

<b>A1</b>	<b>NORTH ELEVATION</b>	1/4" = 1'-0"	Drawing title
			Elevation reference: drawing and sheet number
			Section reference: drawing and sheet number
			Detail reference: drawing and sheet number
			Partition Type
			Door tag
			Window tag: window number
			Room name & number
			Datum - control point
			Smoke/Carbon Monoxide Detection Device
			North arrow
			Dimension
			Demolition
			New Partition
			Existing Partition
			Appliances
			Fireplaces

# Project Team

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# Secretary of Interiors Standards for Restoration and Guidelines for Restoring Historic Buildings

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

### RECOMMENDATIONS

#### WOOD:

1. Identifying, retaining, and preserving wood features from the restoration period such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and color.
2. Protecting and maintaining wood features from the restoration period by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.
3. Applying chemical preservatives to wood features such as beam ends or outgirts that are exposed to decay hazards and are traditionally unpainted.
4. Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
5. Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.
6. Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (handscraping and hand sanding), then repainting.
7. Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.
8. Using chemical strippers primarily to supplement other methods such as handscraping, hand sanding and the above-recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may—with the proper safeguards—be chemically dip-stripped. Applying compatible paint coating systems following proper surface preparation.
9. Repainting with colors that are documented to the restoration period of the building.
10. Evaluating the existing condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features from the restoration period will be necessary.
11. Repairing wood features from the restoration period by patching, piecing-in, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features from the restoration period where there are surviving prototypes such as brackets, molding, or sections of siding. The new work should be unobtrusively dated to guide future research and treatment.
12. Replacing in kind an entire wood feature from the restoration period that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.
13. Removing or altering wood features from other historic periods such as a later doorway, porch, or steps. Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.
14. Re-creating a missing wood feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a roof dormer or porch.

#### MASONRY:

1. Identifying, retaining, and preserving masonry features from the restoration period such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.
2. Protecting and maintaining masonry from the restoration period by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.
3. Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.
4. Carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long range effects are known to enable selection of the gentlest method possible.
5. Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.
6. Inspecting painted masonry surfaces to determine whether repainting is necessary.
7. Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.
8. Applying compatible paint coating systems following proper surface preparation.
9. Repainting with colors that are documented to the restoration period of the building.
10. Evaluating the existing condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features from the restoration period will be necessary.
11. Repairing, stabilizing and conserving fragile masonry from the restoration period by well-tested consolidants, when appropriate. Repairs should be physically and visually compatible and identifiable upon close inspection for future research.
12. Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

# Standards of Restoration continued

#### MASONRY:

13. Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry. Duplicating, and if necessary, reproducing period mortar in strength, composition, color, and texture.
14. Duplicating and, if necessary, reproducing period mortar joints in width and in joint profile.
15. Repairing stucco by removing the damaged material and patching with new stucco that duplicates stucco of the restoration period in strength, composition, color, and texture.
16. Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.
17. Cutting damaged concrete back to remove the source of deterioration (often corrosion on metal reinforcement bars). The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.
18. Repairing masonry features from the restoration period by patching, piecing-in, or otherwise reinforcing the masonry using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of masonry features from the restoration period when there are surviving prototypes such as terra-cotta brackets or stone balusters. The new work should be unobtrusively dated to guide future research and treatment.
19. Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.
20. Replacing in kind an entire masonry feature from the restoration period that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.
21. Removing or altering masonry features from other historic periods such as a later doorway, porch, or steps.
22. Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.
23. Re-creating a missing masonry feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a terra-cotta bracket or stone balustrade.

#### ROOFS:

1. Identifying, retaining, and preserving roofs and roof features from the restoration period. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as size, color, and patterning.
2. Repairing a roof from the restoration period by reinforcing the materials which comprise roof features. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing, or slates, tiles, or wood shingles. The new work should be unobtrusively dated to guide future research and treatment.
3. Replacing in kind an entire roof feature from the restoration period that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.
4. Removing or altering roofs or roof features from other historic periods such as a later dormer or asphalt roofing.
5. Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.
6. Re-creating missing roofing material or a roof feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a dormer or cupola.

#### WINDOWS:

1. Identifying, retaining, and preserving windows—and their functional and decorative features—from the restoration period. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.
2. Conducting an indepth survey of the condition of existing windows from the restoration period early in the planning process so that repair and upgrading methods and possible replacement options can be fully explored.
3. Protecting and maintaining the wood and architectural metals from the restoration period which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
4. Making windows weathertight by re-caulking, and replacing or installing weatherstripping. These actions also improve thermal efficiency.
5. Evaluating the existing condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required
6. Repairing window frames and sash from the restoration period by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds. The new work should be unobtrusively dated to guide future research and treatment.
7. Replacing in kind a window feature from the restoration period that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.
8. Removing or altering windows or window features from other historic periods, such as later single-pane glazing or inappropriate shutters.
9. Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.
10. Re-creating a missing window or window feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a hoodmold or shutter.

#### STRUCTURAL SYSTEMS:

1. Identifying, retaining, and preserving structural systems from the restoration period—and individual features of systems—such as post and beam systems, trusses, summer beams, vigas, cast iron columns, above-grade stone foundation walls, or loadbearing brick or stone walls.
2. Protecting and maintaining the structural system by cleaning the roof gutters and downspouts; replacing roof flashing; keeping masonry, wood, and architectural metals in a sound condition; and ensuring that structural members are free from insect infestation.
3. Examining and evaluating the physical condition of the structural system and its individual features using non-destructive techniques such as X-ray photography.
4. Repairing the structural system by augmenting or upgrading individual parts or features in a manner that is consistent with the restoration period. For example, weakened structural members such as floor framing can be paired with a new member, braced, or otherwise supplemented and reinforced. The new work should be unobtrusively dated to guide future research and treatment.
5. Replacing in kind—or with substitute material—those portions or features of the structural system that are either extensively deteriorated or are missing when there are surviving prototypes such as cast iron columns, roof rafters or trusses, or sections of loadbearing walls. Substitute material should convey the same form, design, and overall visual appearance as the historic feature; and, at a minimum, be equal to its loadbearing capabilities. The new work should be unobtrusively dated to guide future research and treatment.
6. Removing or altering visually intrusive structural features from other historic periods such as a non-matching column or exposed ceiling beams.
7. Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.
8. Re-creating a missing structural feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a viga or cast iron column.

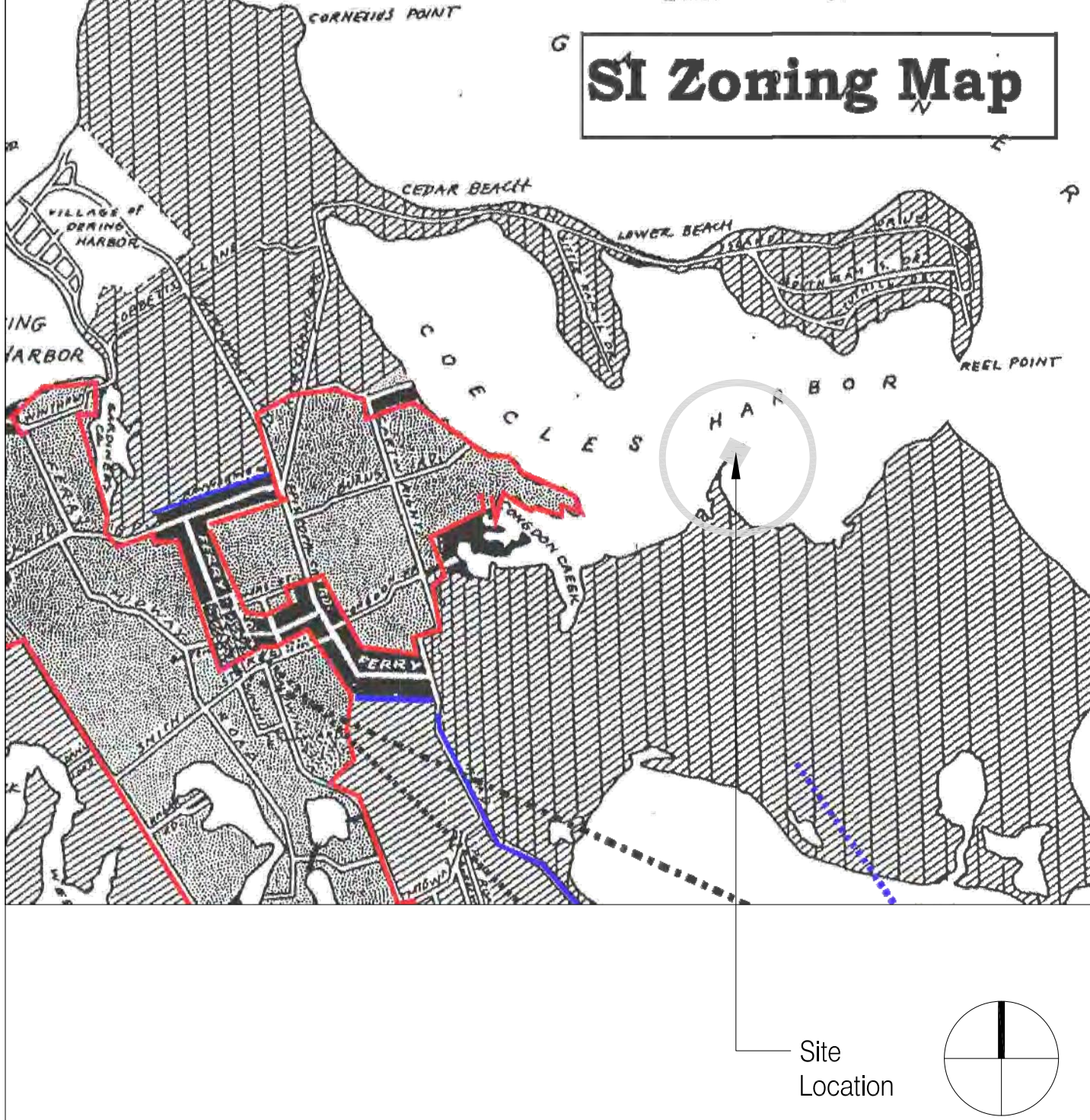
# Site Data

Location: Taylor's Island  
Town of Shelter Island  
Suffolk County, NY 11964

Lot Area: 1,090 sq. ft.

Zoning District: 0700  
Section: 020  
Block: 02  
Lot: 001.00  
Tax Number: 700-20-02-01

# Site Map



# General Notes

1. Contractor shall obtain full knowledge by personal and careful examination of all existing conditions at the site and of all requirements of the specifications and drawings. The contractor hereby accepts all such conditions and requirements and hereby accepts all responsibility and costs resulting from his failure to obtain knowledge of any of them. Any discrepancies between the drawings and the field conditions are to be reported to the architect prior to the commencement of the work.
2. The Contractor shall take care that all work and materials installed are in strict compliance with the New York State Building Code, as well as the accepted industry standards for the various components of the project. Any test specified and/or required under the laws, rules and regulations of such departments will be performed by the contractor, with reports forwarded to the architect.
3. The general contractor shall notify the architect of any and all discrepancies between existing conditions and the contract documents before proceeding with that portion of the work. Failure to notify the architect will not relieve the contractor of responsibility to perform the work as intended by the contract documents. The contractor shall correct all work arising from such failure to coordinate discrepancies to the satisfaction of the architect.
4. The contractor shall coordinate the work of the various trades whether included in his contract or not. He shall make openings as required by other trades and close same. He shall schedule the work of the various trades so as not to impede the progress of the work.
5. Removal of debris and other materials shall be made as often as necessary to maintain a clean, safe and accessible site.
6. Contractor may store debris, building materials or equipment in designated areas only.
7. The contractor shall be responsible for the protection of all finishes, features and construction in areas traversed as a part of this work. These areas are to remain clean at all times
8. Contractor shall secure doors at every means of entrance to the work area.
9. Prior to commencement of the work contractor shall provide owner with evidence of Workmen's Compensation Insurance and a Certificate of Insurance covering public liability, personal injury and property damage with limits of not less than \$2,000,000.00 per incident and naming as additional named insured on said policy the owner and their agents. In addition contractor shall obtain \$3,000,000 comprehensive liability and \$3,000,000 property damage liability.
10. The contractor shall indemnify the owner and their agents for and against all suits, claims or liability on account of personal injuries or property damage arising out of the negligent acts of the contractor in the performance of the work covered under this contract.
11. All work included in these drawings and specifications shall be guaranteed by the contractor for a period of one (1) year from the date of acceptance by owner.
12. Contractor to provide owner and architect with a detailed schedule of the work prior to the execution of the Contract for Construction. Owner's contractor shall submit a copy of the building permit and certificates of insurance prior to commencing construction.
13. Contractor shall furnish a full strength crew at all times to ensure the completion of work according to the agreed schedule.
14. At the completion of the work contractor shall provide owner with a waiver of liens and shall certify that all suppliers and subcontractors have been paid in full.

# Drawing Index

Drawing #	Title
N 1	Index and Notes.
S 1	Site Plan
EX 1.0	Basement & First Floor - Existing Plans
EX 1.1	Second Floor & Third Floor - Existing Plans
EX 2.0	Exterior Elevations - Existing Conditions
D 1.0	Basement & First Floor - Demolition Plans
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A 1.0	Basement & First Floor - Design Plans
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A 2.0	Exterior Elevations - Proposed
A 2.1	Exterior Elevations - Proposed - Option B
A 3.0	Building Sections - Proposed
A 3.1	Building Sections - Details

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1. Issued for Board Review 02/07/12

Smith - Taylor Cabin  
Taylor's Island  
Town of Shelter Island, New York

# INDEX & NOTES

Project # 11ST10	N 1
Scale: N/A	
7 December 2011	