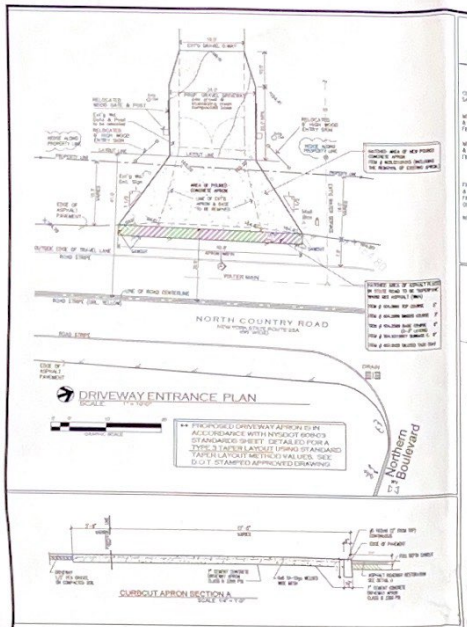
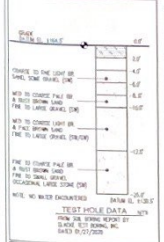
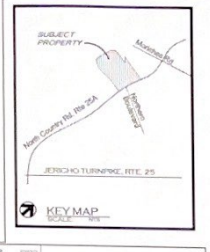
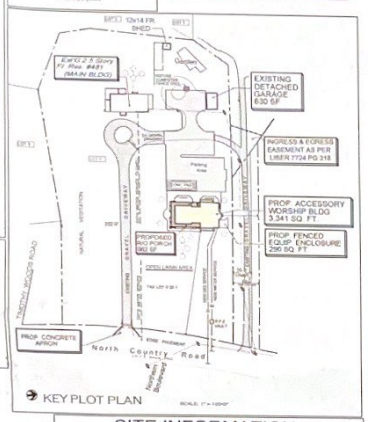








LIST OF DRAWINGS

SP1 – SITE PLAN
SP2 – ENLARGED ALIGNMENT PLAN
SP3 – ENLARGED SANITARY / DRAINAGE PLAN
SP4 – SANITARY & DRAINAGE DETAILS
SP5 – LANDSCAPING PLAN
FP1 – FLOOR PLANS – NO SEATING
FP2 – FLOOR PLANS WITH SEATING
EL1 – FRONT & REAR ELEVATIONS
EL2 – LEFT SIDE ELEVATION
EL3 – RIGHT SIDE ELEVATION

NATURAL VEGETATION & TREE NOTES:

1. EXISTING TREES AND NATURAL VEGETATION ALONG NORTH COUNTRY ROAD (RT 25A) TO REMAIN.
2. EXISTING OAK TREES LINING WIDENED ACCESS GRAVEL DRIVEWAY TO REMAIN.
3. EXISTING NATURAL VEGETATION NOT INDICATED FOR TAX LOT #37

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE LATEST VILLAGE PLANNING BOARD SITE IMPROVEMENT SPECIFICATIONS INCLUDING ALL ADDENDUM'S.
2. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A COUNTY RIGHT OF WAY, THE CONTRACTOR MUST OBTAIN A WORK PERMIT FROM THE SUFFOLK COUNTY HIGHWAY DEPARTMENT.
3. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, A PRE CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES SHALL BE SCHEDULED BY THE CONTRACTOR PERFORMING THE WORK.
4. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESS AISLES SHALL BE IN COMPLIANCE WITH THE LATEST BUILDING CODE OF NEW YORK STATE AND ICC/ANSI CURRENT STANDARDS.

OCCUPANT LOAD CALCS (TABLE 1004.1.2)

USES	OCCUPANTS CALC.	No.
OCCUPANTS LOAD FOR 1ST FLOOR WORSHIP AREA AS PER N.Y.S.B.C. 2020 TABLE 1004.5 PAGE 255 1ST FLOOR ASSEMBLY AREA CONCENTRATED (CONCENTRATED CHAIRS ONLY-NOT FIXED).		
WORSHIP AREA 1,290 S.F.	1 PER 7.5 S.F. NET 1,290/7.5 =	171.5
PLATFORM 115 S.F. (1ST FLOOR)	1 PER 15 S.F. NET 115/15 =	7.6
VESTIBULE 213 S.F. (1ST FLOOR) (SEATING AREA)	1 PER 15 G.S.F. 213/15 =	14.1
TOTAL OCCUPANTS @ 1ST FLOOR		194
CELLAR FLOOR ASSEMBLY UNCONCENTRATED TABLES & CHAIRS 1 OCC. PER 15 SF NET (1,220 SF / 15 = 81 OCCS.)	1 PER 15 SF NET 1,220 /15 =	84
BOOK ROOM (1 PER 100 G.S.F.)	183/100 =	2
KITCHEN (186/ 100 SF = 2)	186/100 =	2
TOTAL OCCUPANTS @ CELLAR		88
TOTAL (194 + 88 = 282)		282 OCCUPANTS

SITE INFORMATION

SITE ADDRESS: 481 NORTH COUNTRY ROAD
SAINT JAMES, NY 11780
MAP OF TIMOTHY FIELDS FILED JUNE 30, 1993 – MAP No. 9384
SITUATED IN THE INC. VILLAGE OF HEAD OF THE HARBOR
TOWN OF SMITHTOWN, SUFFOLK COUNTY, NY
S.C.T.M # DIST. 801; SEC 07; BLK 03; LOTS 29.1 & 37.00

ZONE: "A" RESIDENTIAL SPECIAL
SPECIAL USE PERMIT REQ'D
PROPOSED USE: HOUSE OF WORSHIP
LOT # 29.001
LOT AREA = 184,589.33 S.F. (4.2 ACRES)
LOT # 37.00
LOT AREA = 17,626.14 S.F. (.405 ACRES)
LOTS TOTAL 29.001 & 37
LOT AREA = 202,215.47 S.F. (4.605 ACRES)

FLOOR AREA DATA.

EXISTING 2 STORY DWELLING FOOTPRINT	3,264.0 S.F.
EXISTING DETACHED GARAGE	630.0 S.F.
TOTAL OF EXITG BLDG FOOT PRINT	3,894.0 S.F.
PROPOSED ACCESSORY BLDG.	3,341.0 S.F.
WRAP AROUND PORCH (Acc Bldg)	982.0 S.F.
TOTAL OF PROPOSED ACC. BLDG.	4,323.0 S.F.
TOTAL OF EXISTING & PROPOSED	8,217.0 S.F.

ZONING ANALYSIS

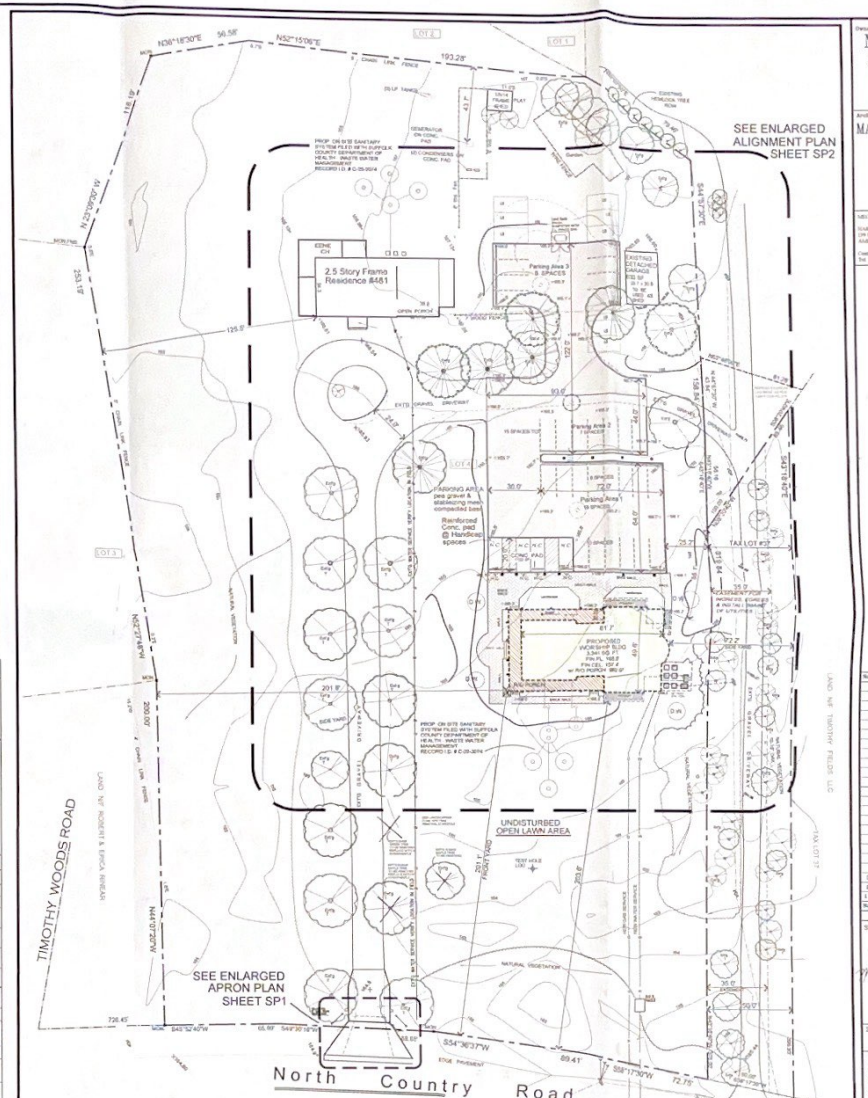
BULK REGULATIONS

ITEM		REQUIRED	PROPOSED / EXISTING
MINIMUM LOT AREA		2 ACRES	4.605 ACRES EXISTING
MINIMUM FRONT LOT LINE		200.0'	253.0' EXISTING
MINIMUM FRONT YARD DEPTH To Accessory Struct.		100.0' (200.0' Historic)	201.1' PROPOSED
MINIMUM SIDE YARD To Accessory Struct.		50.0'	72.2' / 201.8' PROPOSED
MINIMUM SIDE YARD WIDTH TOTAL To Accessory Struct.		110.0'	274.0' PROPOSED
MINIMUM REAR YARD To Accessory Struct.		74.0'	+/- 224.0' PROPOSED
MAXIMUM FLOOR AREA	Main Bldg. Footprint	1,750.0 SF	3,264.0 SF EXISTING
	Main Bldg. Total Floor Area	2,750.0 SF	4,364.0 SF EXISTING
MAXIMUM BUILDING HEIGHT	Main Bldg.	34.0'	+/- 32.0' EXISTING
	Acc. Struct.	28.0'	27.5' TO MAIN ROOF 36.5' TO TOP OF FRAMED CUPOLA 47.5' TO TOP OF FINEAL
MAXIMUM FLOOR AREA RATIO	Main Bldg.	EIE of Lot	1.5 % OF TOTAL LOT (.3894/202215=0.019)
MAXIMUM FLOOR AREA (Acc. Struct.) Add 750 SF for each acre over (2) 4.6 Acre – 2 = 2.6x750 = 1,950 Total Max. Floor Area Permitted		1,500.0 SF 1,950.0 SF 3,450.0 SF	3,341.0 S.F. PROP. ACC. BLDG. 982.0 S.F. R/O PORCH (Acc Bldg) 4,323.0 S.F. TOTAL PROPOSED 2.14 % OF LOT (.4323/202215=0.0214)

PARKING CALCULATIONS

(* NO VILLAGE PARKING REGULATIONS EXIST)

USE GROSS FL. AREA (SF)	PARKING REQUIRED	SPACES REQUIRED	SPACES PROVIDED	REMARKS
WORSHIP SPACE 67 Maximum seats (From Seating Plan)	1 PER 4 SEATS 67 / 4 = 25 REQUIRED	25	29 REG. SPACES 4 H.C. SPACES 0 L. BANK SPACES 43 TOTAL SPACES	



Owner:
MONASTERY OF ST. DIONYSIOS
481 NORTH COUNTRY RD
SAINT JAMES, NY 11780
CONTACT: FR WILLIAM – 631.895.6518

Architect:
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MECHANICAL ENGINEER: HARVEY HEINTOCK, P.E., LLC
ON BEHALF OF A.A.M.V.
AMITYVILLE, NY 1701
Contact: Harvey Heintock
Tel 516.375.6888

STRUCTURAL ENGINEER: KEENAN KING, AND DESIGN PLLC
1 BLUEBERRY CT.
ST. JAMES, NY 11780
Contact: Bill Keenan
Tel 631.929.8947

PLAN LEGEND

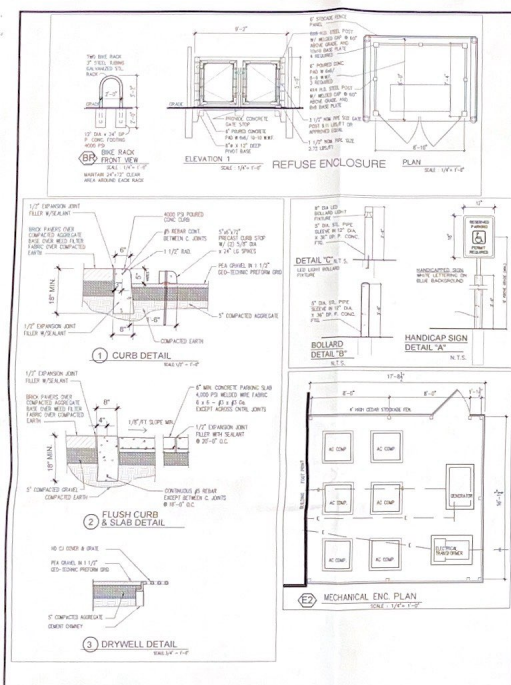
- PROPERTY LINE
- BUILDING EDIT
- BUILDING LINE
- EDGE OF ASPH.
- WATER SERVICE / WATER METER
- PROPOSED ELECTRIC SERVICE
- PROPOSED SANITARY PIPE
- PROPOSED SEPTIC TANK GRATING AT GRADE / RIM ELEVATION
- S.G.P. SANITARY DISTRIBUTION POOL; S.L.P. SANITARY LEACHING POOL; S.G.T. SANITARY GREASE TRAP
- PROPOSED STORM WATER DRYWELL
- FIRE HYDRANT
- UTILITY POLE
- SPOT ELEVATION
- CENTER LINE OF ROAD ELEVATION
- NO. OF PARKING STALLS
- SURFACE RUNOFF FLOW
- HANDICAPPED PARKING SIGN
- NO PARKING PARKING SIGN
- STOPPING WAY SIGN
- PROPOSED SCREENING PLANTS
- LAND BANK PARKING SPACE 9 x 19

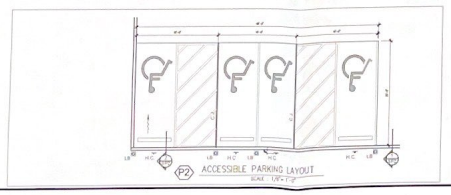
No.	Date	Revision
3	03/08/25	TO PLANNING
2	10/08/24	TO PLANNING
1	06/09/24	SP APP FOR REVIEW

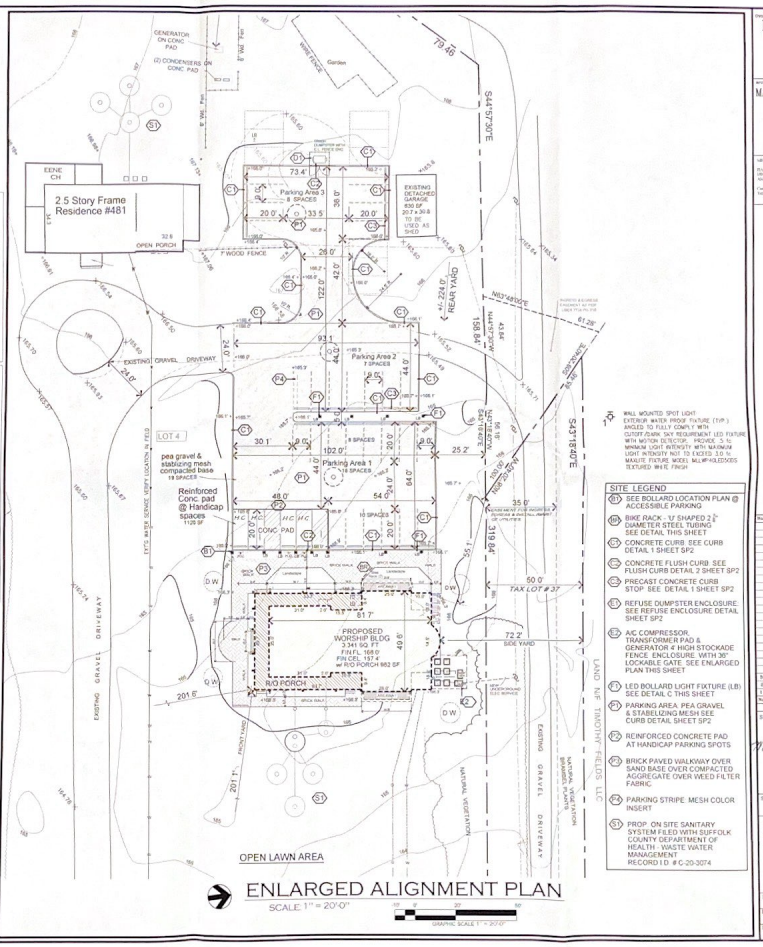
Seal: REGISTERED ARCHITECT MARK WITTENBERG 7415 STATE OF NEW YORK

Sheet Name:
SITE PLAN
OCCUPANT LOAD CALCS
SITE SECTION
ZONING ANALYSIS
PARKING CALCULATIONS
KEY PLOT PLAN

Project No. 1918
Date: JULY 7, 2019
Scale: As Noted
Sheet No. SP1
1 OF 19







WALL MOUNTED SPOT LIGHT
EXTERIOR WATER PROOF FIXTURE (TYP.)
ANGLED TO FULLY COMPLY WITH CUTOFF/DARK SKY REQUIREMENT LED FIXTURE WITH MOTION DETECTOR. PROVIDE .5 fc MINIMUM LIGHT INTENSITY WITH MAXIMUM LIGHT INTENSITY NOT TO EXCEED 3.0 fc
MAULE FIXTURE MODEL MLWP-HSLED50DS
TEXTURED WHITE FINISH

SITE LEGEND

- S1 SEE BOLLARD LOCATION PLAN @ ACCESSIBLE PARKING
- B1 BIKE RACK - 12' SHAPED 2 ½" DIAMETER STEEL TUBING SEE DETAIL THIS SHEET
- C1 CONCRETE CURB. SEE CURB DETAIL 1 SHEET SP2
- C2 CONCRETE FLUSH CURB. SEE FLUSH CURB DETAIL 2 SHEET SP2
- C3 PRECAST CONCRETE CURB STOP SEE DETAIL 1 SHEET SP2
- E1 REFUSE DUMPSTER ENCLOSURE SEE REFUSE ENCLOSURE DETAIL SHEET SP2
- E2 A/C COMPRESSOR TRANSFORMER PAD & GENERATOR 4' HIGH STOCKADE FENCE ENCLOSURE WITH 30" LOCKABLE GATE. SEE ENLARGED PLAN THIS SHEET
- L1 LED BOLLARD LIGHT FIXTURE (LB) SEE DETAIL C THIS SHEET
- P1 PARKING AREA: PEA GRAVEL & STABELIZING MESH SEE CURB DETAIL SHEET SP2
- P2 REINFORCED CONCRETE PAD AT HANDICAP PARKING SPOTS
- P3 BRICK PAVED WALKWAY OVER SAND BASE OVER COMPACTED AGGREGATE OVER WEED FILTER FABRIC
- P4 PARKING STRIPE MESH COLOR INSERT
- S1 PROP. ON SITE SANITARY SYSTEM FILED WITH SUFFOLK COUNTY DEPARTMENT OF HEALTH - WASTE WATER MANAGEMENT RECORD I.D. # C-20-3074

Project
MONASTERY OF ST. DIONYSIOS
481 NORTH COUNTRY RD
SAINT JAMES, NY 11780
CONTACT: FR. WILLIAM - 631.862.6016

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MECHANICAL ENGINEER
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Contact: Harvey Bernstein
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STRUCTURAL ENGINEER
SUFFOLK STEEL AND DESIGN PLLC
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ST. JAMES, NY 11780
Contact: Bill Kanzow
Tel: 631.235.3047

PLAN LEGEND

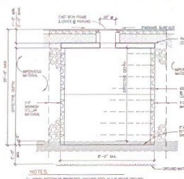
- PROPERTY LINE
- BUILDING SET
- BUILDING LINE
- CODE 'B' ADPN
- WATER SERVICE WATER METER
- PROPOSED ELECTRIC SERVICE
- PROPOSED SANITARY PIPE
- PROPOSED SEPTIC TANK SANITARY GRADE
- SANITARY SEWER
- SANITARY DISTRIBUTION PIPES
- SANITARY LEACHING POOL
- SANITARY GREASE TRAP
- PROPOSED STORM WATER DRAINS
- FIRE HYDRANT
- UTILITY POLE
- SPOT ELEVATION
- CENTER LINE OF ROAD ELEVATION
- NO. OF PARKING SPACES
- SURFACE RUNOFF FLOW
- HANDICAPPED PARKING SIGN
- NO PARKING PARKING SIGN
- GRAVEL AND SAND
- PROPOSED SCREENING PLANTS

No.	Date	Revisions
5	03/06/19	TO PLANNING
3	12/10/18	TO PLANNING
1	06/28/18	SP APP FOR REVIEW
No.	Date	Issue

Seal

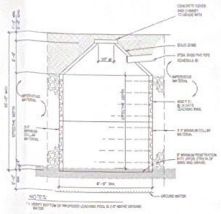
Sheet Name
ALIGNMENT PLAN
OCCUPANT LOAD CALCS
SITE SECTION
ZONING ANALYSIS
PARKING CALCULATIONS
KEY PLOT PLAN
SITE DETAILS

Project No. 1918
Date JULY 7, 2019
Scale As Noted
Sheet No. SP2
2 OF 10



NOTES:
1. LOWEST BOTTOM OF PROPOSED LEACHING POOL IS 2'-0" ABOVE GROUND WATER
2. ALL PRODUCT AS PER SUFFOLK COUNTY STANDARDS
3. ALL BACKFILL MATERIAL TO BE CLEAN SAND AND GRAVEL
4. MINIMUM DRAINAGE AREA SHALL BE 100 SQ. FT.

DRYWELL DETAIL LOAD BEARING



NOTES:
1. LOWEST BOTTOM OF PROPOSED LEACHING POOL IS 2'-0" ABOVE GROUND WATER
2. ALL PRODUCT AS PER SUFFOLK COUNTY STANDARDS
3. ALL BACKFILL MATERIAL TO BE CLEAN SAND AND GRAVEL
4. MINIMUM DRAINAGE AREA SHALL BE 100 SQ. FT.

DRYWELL DETAIL NON-LOAD BEARING

SANITARY SYSTEM DESIGN

AS FILED WITH SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES - WASTE WATER MANAGEMENT RECORD I.D. # C-20-3074

LOT AREA: 200,218 S.F. OR 4.6 ACRES
PLUS: 10 - 20 % OR 18 HOR IN 8'C. RE TOTA. 30

ALLOWABLE GAL FLOW CALCULATION

GROUNDWATER MANAGEMENT ZONE / ZONE 8
POPULATION DENSITY (CENSUS-ATTACHED) 800 OPS/MILE
8IN OPS/MI. x 4.6 ACRES = 2 PERSONS MAX

SANITARY CALCULATIONS

EXISTING DWELLING =	200 GPD
EXISTING GARAGE (NEW) + 5 SQ (PORT) =	25 GPD
HOUSE OF WORSHIP (1SH SEATS + 1 OFFICE) =	25 GPD
MEETING ROOM (50 SEATS) + 1 OFFICE) =	125 GPD
TOTAL SANITARY FLOW FOR SYS =	1,500 GPD
1,500 GPD = 2,700 GPD. O.K.	

GREY WATER FOR HOUSE OF WORSHIP (1 OLA)
50 SEATS x 2.5 GPD/SEAT = 125 GPD

GREY WATER FOR 1 OLA IN 8IN GARAGE
8.5 F. 20' GPD = 1.48 GPD / 100 GPD = 1.48 2 GPD
1.48 2 GPD x 3 = 2.22 x 3 GPD
USE (1) 12 DIA x 8' LIQUID DEPTH (1,500 GAL.) (ET)

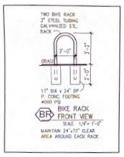
GREASE TRAP DESIGN FOR H.O.W. (FM GPD)
USE (1) 6' DIA X 5' L.D. (1,500 GAL.) (GT)

LEACHING POOL DESIGN (ZONE 8 OR)
1,481 GAL. / 1 GAL / SF = 1,0 N SF
8'H SF (78) 4C (DPT) = 50 SF / 4 = 50 SF
USE (5) 12' DIA x 11' EFFECTIVE DEPTH (50 LF (LP))
USE (3) 12' DIA x 11' EFFECTIVE DEPTH (EXP POOL (E.P.)

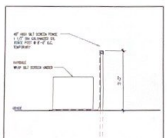
SEPTIC DESIGN FOR DWELLING
300 G.P.D. x 3 = 900 GPD
USE (1) 8' DIA x 4' LIQUID DEPTH (1,200 GAL.) SEPTIC TANK (ST)

LEACHING POOL DESIGN FOR DWELLING
900 GPD / 5 GAL / SF = 180 SF
8'H MIN. 30 LF REQUIRED
USE (1) 8' DIA x 12' EFFECTIVE DEPTH (120 LF (LP))
USE (1) 8' DIA x 12' EFFECTIVE DEPTH (EXP POOL (E.P.)

NOTES:
1. ALL PIPING BETWEEN SANITARY/STRUCTURES SHALL BE 4" DIA. SDR 35 UNLESS OTHERWISE NOTED
PROVIDE 8' CLEAT IRON PIPE 10 Z MIN. FROM FOUNDATION
2. ALL MINIMUM CLEARANCE BETWEEN WATERLINES AND ANY STRUCTURES IS 10 FT MIN
3. MINIMUM CLEARANCE BETWEEN SAN. STRUCTURES IS 8 FT MIN.
4. MIN. CLEARANCE BETWEEN SAN. & DRAINAGE STRUCTURES IS 20 FT (WITHIN 100 FT OF THE PROPERTY LINES.



BR BIKE RACK FRONT VIEW
SCALE: 1/4" = 1'-0"
MAINTAIN 24" 1/2" CLEAR AREA AROUND EACH RACK



SILT SCREEN DETAIL
SCALE: 1/2" = 1'-0"

STORM WATER CALCULATIONS

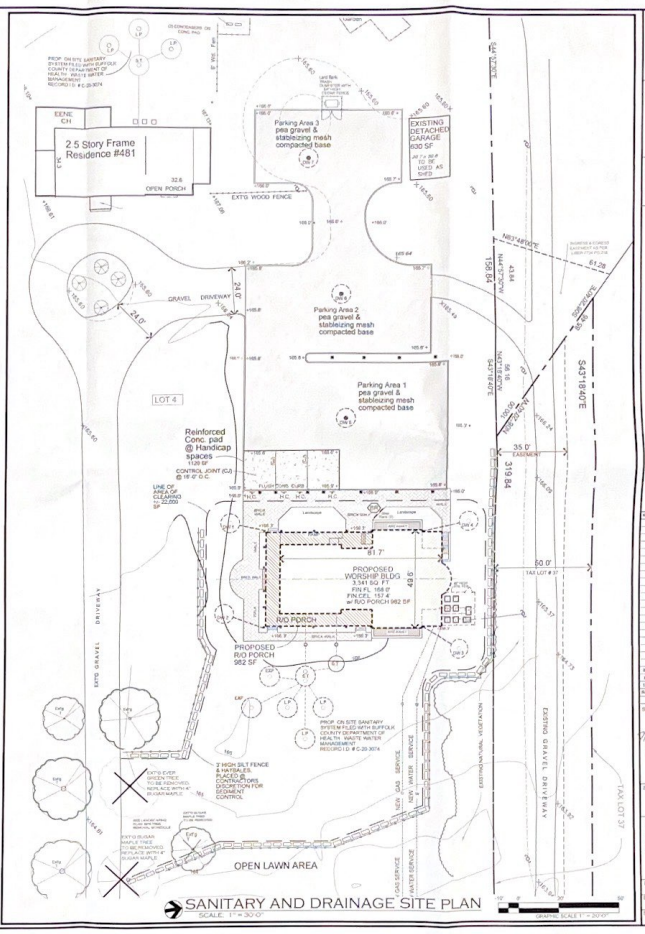
PAVING NOTE: PROVIDE MINIMUM 1% SLOPE AT PARKING AREAS
10 DIA. (PITTS.) = 85.39 C.F OF STORAGE/FOOT OF DEPTH

NEW PARKING AREA
STORAGE = (14,780 x ROOF AREA)/7 RAIN EVENT)(0.9 RUNOFF COEFFICIENT) = 1,847 CF (MIN.)
PROVIDE THREE (3) 10 DIA. 10' EFFECTIVE DEPTH DRY WELLS. DW 3-7
TOTAL CAPACITY = 10' FT x 85 EF = 2,346 CF

NEW BUILDING ROOF AREA
STORAGE = (954' x ROOF AREA)/7 RAIN EVENT)(0.9 RUNOFF COEFFICIENT) = 1,918 CF (MIN.)

NEW BRICK PAVERS/PS AREA
STORAGE = (1182 x BRK AREAS)/7 RAIN EVENT)(0.9 RUNOFF COEFFICIENT) = 815 CF (MIN.)
TOTAL MINIMUM STORAGE REQUIRED = 2,633 CF (MIN.)

PROVIDE FOUR (4) 12' DIA. 10' EFFECTIVE DEPTH DRY WELLS. DW 1-4
TOTAL CAPACITY = 40' FT x 85 EF = 3,720 CF



SANITARY AND DRAINAGE SITE PLAN
SCALE: 1" = 30'-0"

Owner:
MONASTERY OF ST. DIONYSIOS
481 NORTH COUNTRY RD
SAINT JAMES, NY 11780
CONTACT: FR. WELLADI - 631-835-4518

Architect:
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ARCHITECT
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E - Mail: markwittenberg@optonline.net

MECHANICAL ENGINEER: HARRYS SENATORE, P.E., LLC
CONTACT: HARRY SENATORE, P.E.
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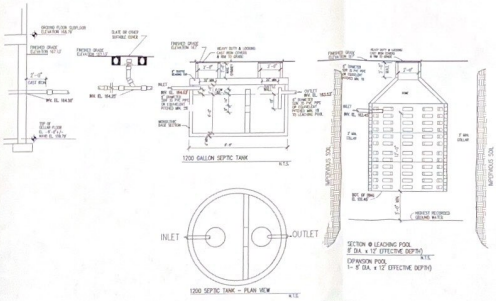
Phone: 516-379-0900
Fax:
Contact: Eric Wentworth
No.: EN-PE-0000

STRUCTURAL ENGINEER: MORRISON ENG. AND DESIGN W.L.C.
CONTACT: MORRISON
ST. ISABELLA, N.Y. 11782
Contact: Bill Kurnas
Tel.: 631 732 8441

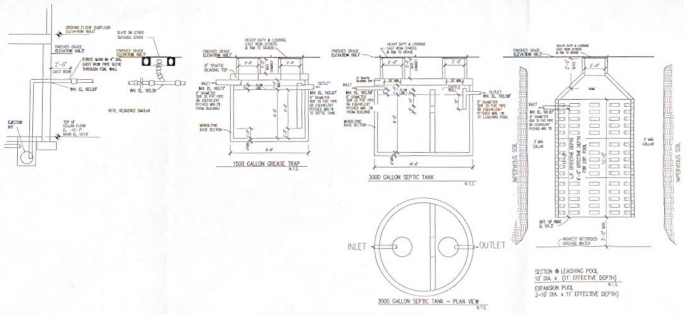
PLAN LEGEND

	PROPERTY LINE
	BUILDING LINE
	EDGE OF WOPN
	WATER SERVICE
	WATER METER
	PROPOSED ELECTRIC SERVICE
	PROPOSED GAS PIPE
	PROPOSED SEPTIC TANK
	UNITHO-AT GRADE
	FIN ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING GRADE TEXT
	PROPOSED GRADE TEXT
	PROPOSED WOPN WATER SPIGOT
	FIRE HYDRANT
	UTILITY POLE
	SPOT ELEVATION
	CENTER LINE OF ROAD ELEVATION
	NO. OF PARKING STALLS
	SURFACE WATER FLOW
	HANDICAPPED PARKING SIGN
	NO PARKING PARKING SIGN
	MAILBOX (MB) TEXT
	PROPOSED HORSEHOW PLANTS

No.	Date	Revision



RESIDENCE SANITARY SYSTEM PROFILE



H.O.W. SANITARY SYSTEM PROFILE

NATURAL VEGETATION & TREE NOTES:

1. EXISTING TREES AND NATURAL VEGETATION ALONG NORTH COUNTRY ROAD (RT 25A) TO REMAIN.
2. EXISTING OAK TREES LINING MOWED ACCESS GRAVEL DRIVEWAY TO REMAIN.
3. EXISTING NATURAL VEGETATION NOT INDICATED FOR TAX LOT #37

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE LATEST VILLAGE PLANNING BOARD SITE IMPROVEMENT SPECIFICATIONS INCLUDING ALL AMENDMENTS.
2. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A COUNTY RIGHT OF WAY, THE CONTRACTOR MUST OBTAIN A WORK PERMIT FROM THE SUFFOLK COUNTY HIGHWAY DEPARTMENT.
3. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, A PRE CONSTRUCTION MEETING WITH THE VILLAGE PLANNING BOARD ENGINEER SHALL BE SCHEDULED BY THE CONTRACTOR PERFORMING THE WORK.
4. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESS AISLES SHALL BE IN COMPLIANCE WITH THE LATEST BUILDING CODE OF NEW YORK STATE AND ECI/ANSI CURRENT STANDARDS.

OCCUPANT LOAD CALCULATIONS (TABLE 1004.1.2)		
USE	OCCUPANTS CALC.	No.
OCCUPANTS LOAD FOR 1ST FLOOR WORSHIP AREA AS PER N.Y.S.B.C. 2015 TABLE 1004.1.2 PAGE 255 (1ST FLOOR ASSEMBLY AREA CONCENTRATED (UNCONCENTRATED (CHAIRS ONLY NOT FIXED)		
WORSHIP AREA 1,250 SF	1 PER 7 SF NET (1,250 SF / 7)	178.5
PLAYROOM 715 S.F. (1ST FLOOR)	1 PER 15 SF NET (715 / 15)	7.0
ASSEMBLY 212 S.F. (1ST FLOOR) (WAITING AREA)	1 PER 15 S.F. (212 / 15)	14.1
TOTAL OCCUPANTS @ 1ST FLOOR		154
CELLAR FLOOR ACCESSORY UNCONCENTRATED TABLES & CHAIRS (DOC. PER 15 SF NET (1,235 SF / 15 = 82.3333)	1 PER 15 SF NET 1,235 /15 =	84
BOOK ROOM (1 PER 100 S.F.)	615/100 =	7
COMMERCIAL KITCHEN (180/100 SF = 2)	180/100 =	2
TOTAL OCCUPANTS @ CELLAR		93
TOTAL (154 + 98 = 252)		252 OCCUPANTS

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No.	Date	Revision
3	05/06/20	TO PLANNING
2	03/30/20	TO PLANNING
1	09/30/19	SP APP. FOR REVIEW

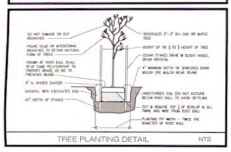
Seal

Sheet Name
SANITARY & DRAINAGE DETAILS

Project No. 1918
Date: JULY 7, 2019
Scale: As Noted
Sheet No. SP4
4 OF 10

SHRUB PLANTING DETAIL NTS

EVERGREEN TREE PLANTING DETAIL NTS



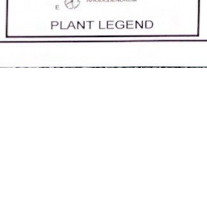
TREE PLANTING DETAIL NTS

GENERAL NOTES

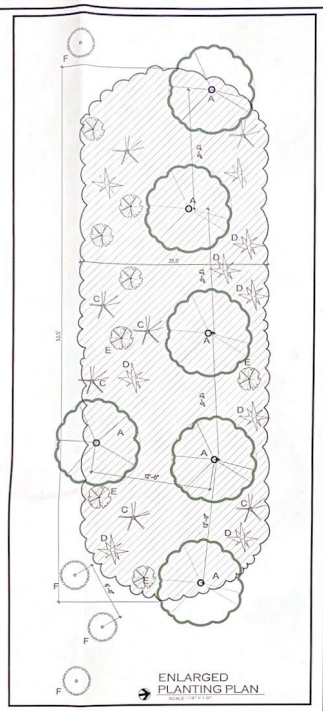
1. EXISTING VEGETATION ON SITE SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION.
2. PLANTING STRIPS THAN LAWN OR LOW GROUND COVER, SHALL BE PLACED NO CLOSER THAN TWO (2) FEET FROM CURB LINES.
3. ALL DESIGNATED TREES SHALL BE STAKED AND GUYED (N.A.)
4. ALL SOIL BALL TEES AND MOUNTING AROUND TREE TRUNKS SHALL BE REMOVED AT TIME OF PLANTING.
5. ALL PLANTING BEDS TO BE MULCHED AND HAVE A MINIMUM FOUR (4) INCH THICK LAYER OF SHREDDED HARDWOOD BARK MULCH.
6. TREE SHALL BE NO PLANT EXISTENCE UNLESS AUTHORIZED BY OWNER.
7. LIMBS BRANCHES OF STREET TREES OVERHANGING PUBLIC SIDEWALK OR WALKWAYS TO BE PRUNED TO ALLOW FOR A SPACE (7) FEET GROUND TO HEIGHT CLEARANCE FOR PEDESTRIAN MOVEMENT.
8. PLANTING OF STREET TREES IS PROHIBITED.

PLANTING NOTES

1. CONTRACTOR TO LOCATE AND IDENTY THE EXISTENCE OF ALL PUBLIC AND PRIVATE UTILITIES, BOTH ABOVE & BELOW GROUND PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. UNLESS OTHERWISE SPECIFIED, PLANTING SHALL OCCUR IN SPRING (April 15 – June 15) OR FALL (Sept. 21 – Nov. 15).
5. ALL PLANTS TO BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE PRIOR TO DIGGING.
6. ALL PLANTS TO BE DIGGED UPON APPROVAL AT THE SITE. ANY PLANTS EXHIBITING UNHEALED BRANCHES, DRY ROOTS, SUN SCALD, SLIPPED BALL, THIN TRUNK OR BARK, AND ANY MAJOR DEFECTS WILL BE REJECTED AND REPLACED.
7. ALL PLANTS TO BE SOLD, MOVEDFIT OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS POOR GRADE. ALL BUDT MOUNTING MATERIAL MADE OF SYNTHETICS, METAL OR PLASTICS SHALL BE COMPLETELY REMOVED AT PLANTING TIME.
8. FOR CONTAINER GROWN STOCK, THE CONTRACTOR TO BE COMPLETELY REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
9. PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED OR MARKED FOR APPROVAL BY THE LANDSCAPE DESIGNER AS REQUIRED BY OWNER.
10. ALL PLANTS TO BE INSTALLED AS PER THE DETAILS AND BEST PRACTICES.
11. ALL PLANTS AND STAKES, IF USED, SHALL BE SET PLUMB.
12. ALL PLANTS TO BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOURS AFTER PLANTING. WATER AT THE RATE OF 1 GALLON PER INCH OF TRUNK.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 4" THICK LAYER OF SHREDDED HARDWOOD MULCH. BARE SOIL SHALL BE LEFT AT THE BASE OF THE PLANT TO AVOID PLANT SUFFOCATION OR ROT.
14. PLANTING HOLES SHALL BE BACKFILLED WITH THE SAME SOIL THAT WAS REMOVED. NO SOIL AMENDMENTS ARE PLANNED UNLESS OTHERWISE NOTED.
15. PRUNING OF PLANT AFTER PLANTING IS LIMITED TO DEAD OR DAMAGED MATERIAL.



PLANT LEGEND



ENLARGED PLANTING PLAN
SCALE 1" = 20'-0"

NATURAL AREAS LANDSCAPING SCHEDULE

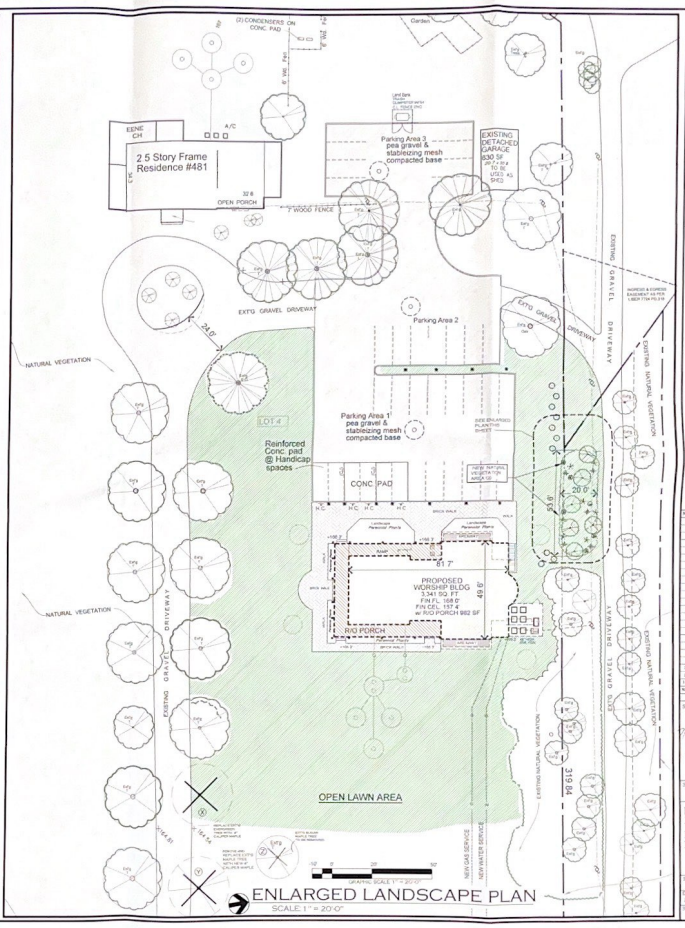
CHK	Q'TY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	
TREE	4	MAPLE TREE	ACER SACCHARUM	2"-3" DIA	8'-10' O.C.	NATIVE DECIDUOUS TREE
	4	OAK TREE	QUERCUS ALBA	2"-3" DIA	8'-10' ON CENTER	NATIVE DECIDUOUS TREE
	7	EASTERN WHITE PINE	PINUS STROBUS	6'-7' H	8'-10' O.C.	NATIVE EVERGREEN TREE
SHRUBS	7	WITCH HAZEL	HAMAMELIS VIRGINIANA	3-5 GAL	5'-6' O.C.	
	7	WINTERBERRY	ILEX VERTICILLATA	3-5 GAL	5'-6' O.C.	
	7	RHODODENDRON	RHODODENDRON SPP	3-5 GAL	6'-8' O.C.	
GROUND COVER		INTERSPERSE BIT APPLE (3) (Malus sp.)	& FAR-REACH BERRY (3) (Amelanchier Canadensis)			
		SEEDS WITH MULCH GROUND COVER				

TREE REMOVAL SCHEDULE

CHK	Q'TY	COMMON NAME	BOTANICAL NAME	SIZE	REPLACE	CONDITION
TREE	2	EVERGREEN		10" DIA	●	NOT CONSPICUOUS WITHIN LINED DRIVE REMOVE STUMP
	1	SUGAR MAPLE	ACER SACCHARUM	22" DIA	●	HOLLOW CORE REMOVE STUMP
	2	SUGAR MAPLE	ACER SACCHARUM	17" DIA	○	UNCHECKED GROWTH FROM FENCE TREE REMOVE STUMP

LANDSCAPE MAINTANANCE NOTE

CHK-1-2: MAINTENANCE REQUIRED. ALL LANDSCAPING AS SHOWN ON APPROVED PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH QUALITY NEW PLANTS OF COMPARABLE SIZE, TYPE AND QUALITY AT THE BEGINNING OF THE NEXT MAINTENANCE FOLLOWING GROWING SEASON. DATUM ACCEPT ASSURANCE OF SUCH MAINTENANCE SHALL BE A CONDITION OF DEVELOPMENT APPROVAL AND OF CERTIFICATE CUM DEBIT WITH THE USE.



ENLARGED LANDSCAPE PLAN
SCALE 1" = 20'-0"

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PLAN LEGEND

- PROPERTY LINE
- BUILDING EXIT
- BUILDING LINE
- EDGE OF ASPH.
- WATER SERVICE / WATER METER
- PROPOSED ELECTRIC SERVICE
- PROPOSED SANITARY PIPE
- PROPOSED SEPTIC TANK / DISTRIBUTION BOX
- FIN ELEVATION
- SANITARY DISTRIBUTION POSTS
- SANITARY GROUNDS POSTS
- SANITARY SPRUCE TANK
- PROPOSED STORM WATER DRYWELL
- FIRE HYDRANT
- UTILITY POLE
- SPOT ELEVATION
- CENTER LINE OF ROAD ELEVATION
- NO. OF PARKING STALLS
- SURFACE RUNOFF PLAN
- HANDICAPPED PARKING SIGN
- NO PARKING PARKING SIGN
- SIGNING MAY SIGN
- PROPOSED ADDEGARDS PLANTS
- LANDSCAPE PARKING SPACE 9'x18'

No.	Date	Revisions
3	05/08/19	TO PLANNING
2	12/05/18	TO PLANNING
1	08/08/18	SP APP FOR REVIEW

No.	Date	Revision

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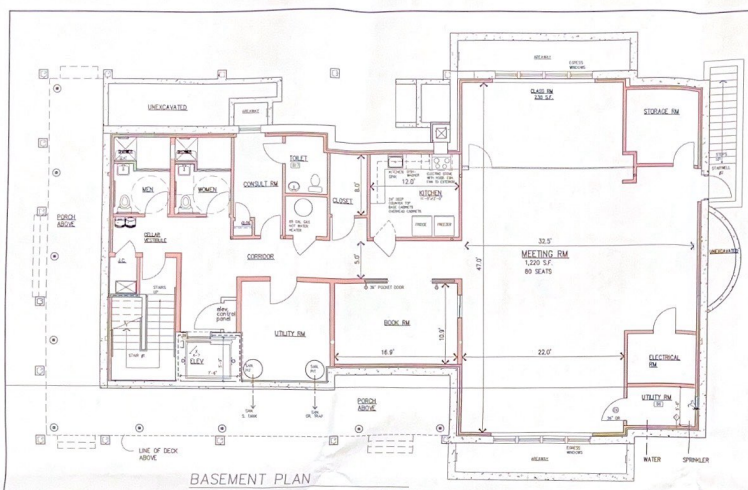
STATE OF NEW YORK
MARK WITTENBERG
No. 18181
LICENSED PROFESSIONAL ARCHITECT
STATE OF NEW YORK

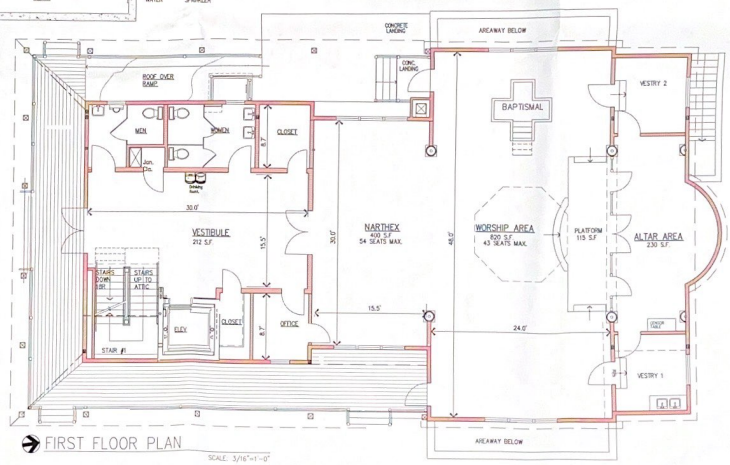
Sheet Name
LANDSCAPE PLAN
ENLARGED LANDSCAPE PLAN
LANDSCAPE SCHEDULE DETAILS

Project No.: 2018
Date: JULY 9, 2019
Scale: As Noted
Sheet No.: SP5
5 OF 10



BASEMENT PLAN

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

BAR SCALE: 3/16"=1'-0"

Owner:
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No.	Date	Descr
2	12/02/24	TO PLANNING
1	08/08/24	SP APP. PHE REVIEW

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ARCHITECT
MARK WITTENBERG
No. 019423
STATE OF NEW YORK

Sheet Name:
FLOOR PLANS
NO SEATING

Project No. 1918
Date JULY 7, 2019
Scale As Noted
Sheet No. P1

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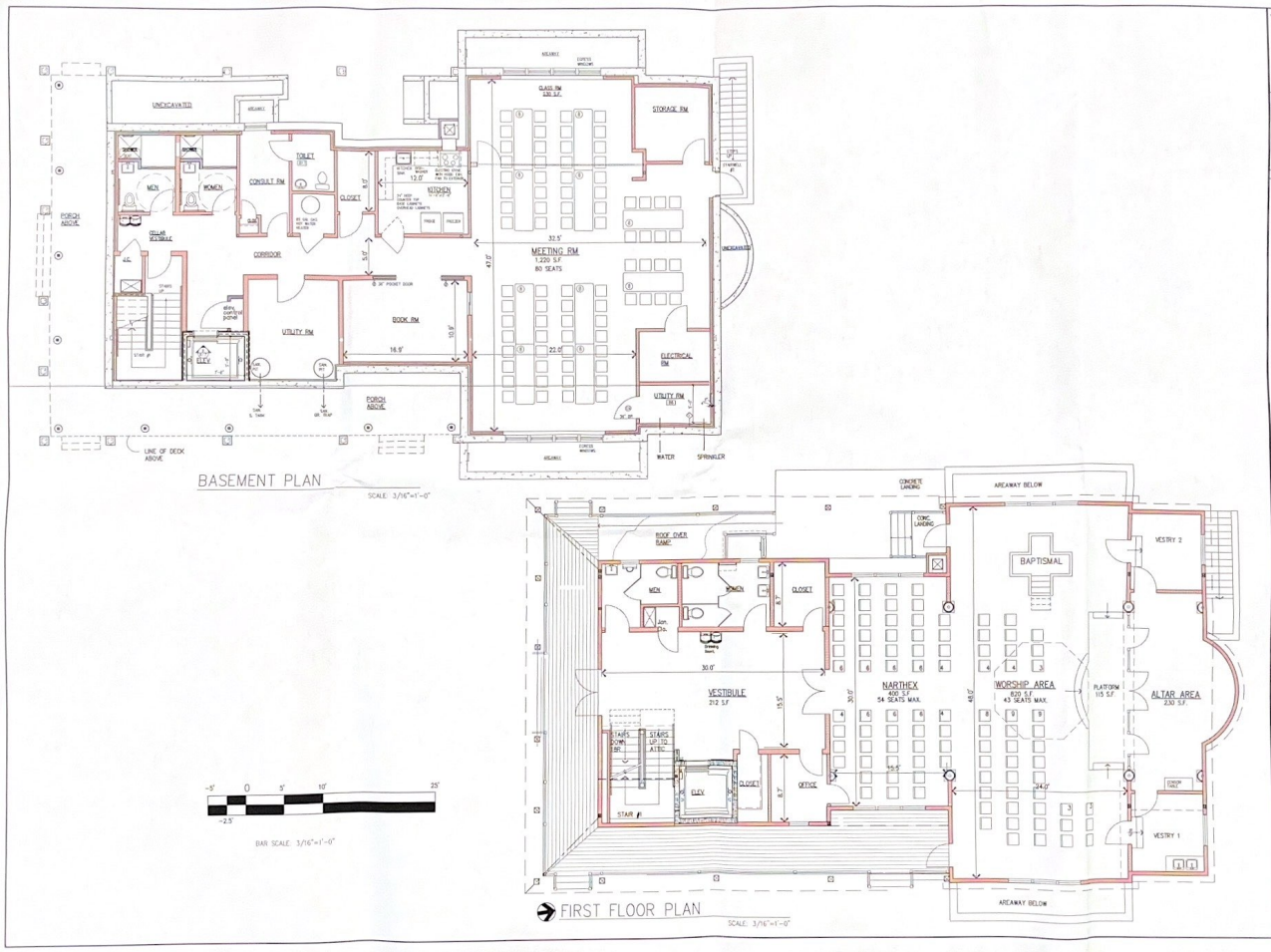

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No.	Date	Issue
2	05/06/24	TO PLANNING
1	06/06/24	SP APP FOR REVIEW

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REGISTERED ARCHITECT
MARK WITTENBERG
STATE OF NEW YORK

Sheet Name
FLOOR PLANS WITH SEATING

Project No. 1918
Date JULY 7 2019
Scale As Noted
Sheet No. SP2
7 OF 18

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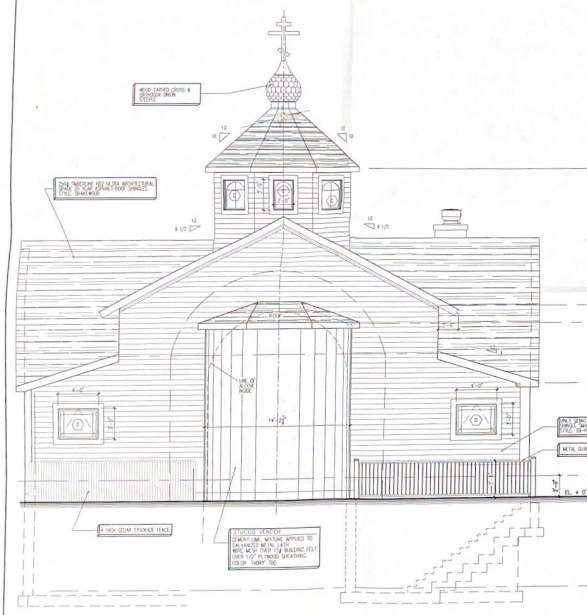
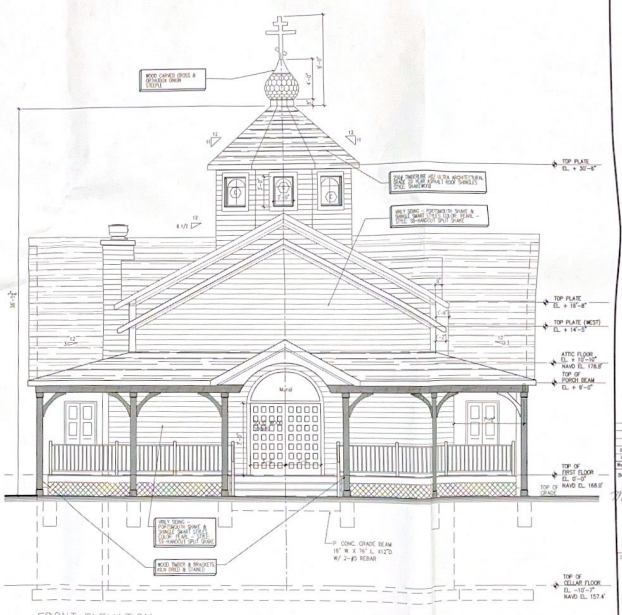


REAR ELEVATION

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



FRONT ELEVATION

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

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No.	Date	Issue
2	12/02/24	TO PLANNING
1	09/08/24	ZB APP FOR REVIEW

Seal

REGISTERED ARCHITECT
MARK WITTENBERG
No. 18
STATE OF NEW YORK

Sheet Name:

FRONT & REAR ELEVATION

Project No. 1918

Date JULY 7, 2019

Scale As Noted

Sheet No. A-1

8 OF 10

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LEFT ELEVATION

SCALE 1/4"=1'-0"

Owner:

MONASTERY OF ST. DIONYSIOS

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No.	Date	Remarks
1		TO PLANNING
2	08/06/19	TP APP FOR REVIEW

Seal:

REGISTERED ARCHITECT
MARK WITTENBERG
No. 019890
STATE OF NEW YORK

Sheet Name:

LEFT SIDE ELEVATION

Project No.: 1918

Date: JULY 7, 2019

Scale: As Noted

Sheet No.: PL2

PORT JEFFERSON HARBOR

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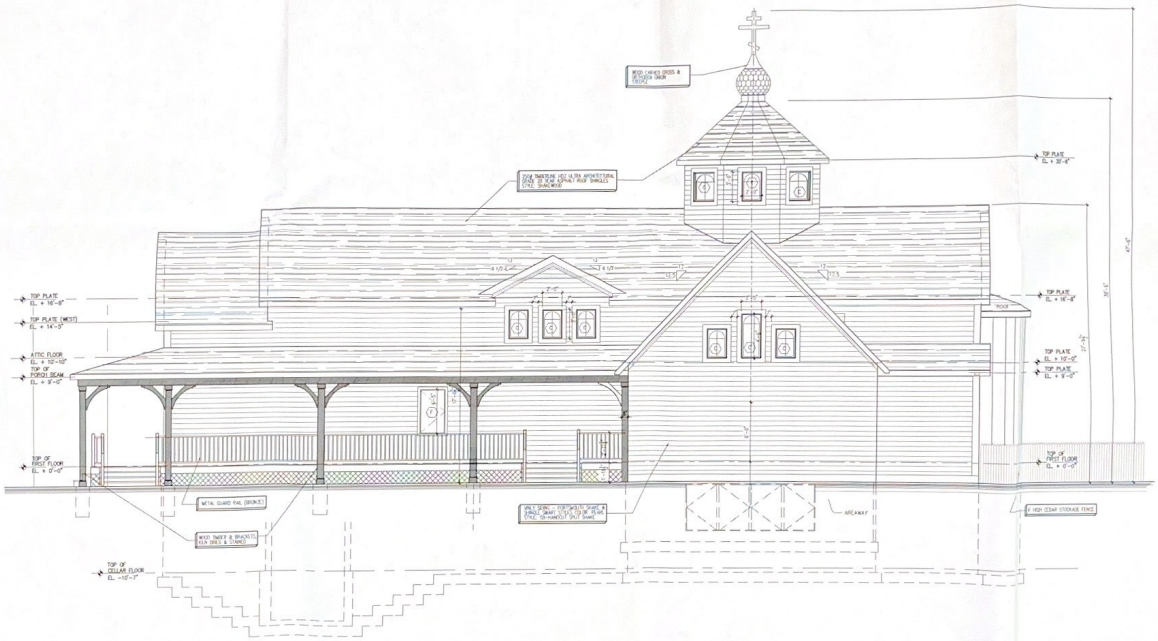

RIGHT ELEVATION
SCALE: 1/4"=1'-0"

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Consultant:

2	10/30/24	TO PLANNING
1	08/28/24	SP APP FOR REVIEW

No. Date Remarks

Seal:

Sheet Name:
RIGHT SIDE ELEVATION

Project No.: 1918
Date: JULY 7, 2019
Scale: As Noted
Sheet No.: A-3

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