

**ZONING ANALYSIS**

**ARTICLE II TERMINOLOGY**

**BUILDING**

Any combination of materials forming any construction, except where entirely underground so as to permit the use of the ground above the same as if no "building" were present; the term "building" shall include the term "structure," as well as the following:

- (1) Signs.
- (2) Fences.
- (3) Walls, other than retaining walls projecting above the ground not more than three feet at the higher ground level and not more than six and one-half (6 1/2) feet at the lower ground level.
- (4) Radio and television receiving and transmitting towers and antennas, except for such antennas installed on the roof of a building and extending not more than 20 feet above the highest level of the roof of such building.
- (5) Porches, outdoor bins and other similar structures.

**BASEMENT**

A story in a building; the structural ceiling level of which is four feet or more above the average level of the finished grade where such grade abuts that exterior wall of such building which fronts on any street, and the floor level of which is below the finished grade at any point on the periphery of the building.

**CURB LEVEL**

The established elevation of the street grade at the point that is opposite the center of the wall nearest to and facing the street line.

**FENCE**

A vertical enclosure, solid or partially open, to prevent straying from within or intrusion from without or intended to be used as a visual screen.

**FLOOR AREA**

The sum of the gross horizontal areas of the several floors of a building or buildings on a lot, measured from the exterior faces of exterior walls or from the center line of party walls separating two buildings, excluding cellar and basement areas used only for storage or for the operation and maintenance of the building.

**FLOOR AREA, LIVABLE**

All spaces within the exterior walls of a dwelling unit, exclusive of garages, breezeways, unheated porches, collars, heater rooms and basements having a window area of less than 10% of the square foot area of the room. Usable floor area shall include all spaces not otherwise excluded above, such as principal rooms, utility rooms, bathrooms, all closets and hallways opening directly into any rooms within the dwelling unit and all attic space having a clear height of six feet from the finished floor level to the pitch of the roof rafter and a clear height of seven feet six inches from finished floor level to ceiling level over 50% of the area of such attic space.

**FLOOR AREA RATIO**

The floor area in square feet of all buildings on a lot divided by the area of such lot in square feet.

**HEIGHT**

The vertical distance measured from the average elevation of the crown of the nearest road to the highest point of the roof.

**LOT CORNER**

A lot at the junction of and abutting on two or more intersecting streets where the interior angle of intersection does not exceed 135°. A lot abutting a curved street shall be deemed a "corner lot" if the tangents to the curve at the points of intersection of the side lot lines with the street lines intersect at an interior angle of less than 135°.

**ARTICLE III - ZONING DISTRICTS**

Classification of Districts

OR RETAIL COMMERCIAL DISTRICT

**ARTICLE IV - DISTRICT USE REGULATIONS**

150-0 CR A-3	EATING AND DRINKING PLACES	BAR & RESTAURANT PROPOSED	COMPLIES
150-0 CR A-10	ACCESSORY APARTMENT DWELLINGS	SEVEN APARTMENTS PROPOSED ON TWO UPPER FLOORS.	COMPLIES
150-0 CR B-1	CUSTOMER ACCESSORY USES INCLUDING OFF-STREET PARKING AND LOADING FACILITIES SUBJECT TO 150-14 AND 150-15	SEE SIGN DESIGN	COMPLIES

**ARTICLE V DISTRICT BULK AND PARKING REGULATIONS**

150-12	REQUIREMENTS	PERMITTED REQUIRED	EXISTING	PROPOSED	COMPLIANCE	NOTES
Minimum Required	Lot area (square feet)	17,060.93 SQ.FT.	17,060.93 SQ.FT.	17,060.93 SQ.FT.	COMPLIES	EXISTING BAR AND RESTAURANT ON EXISTING CR LOT TO BE DEMOLISHED AND REPLACED.
	Lot width (feet)	23.0'	113.0' TO 23.0'	NO CHANGE	COMPLIES	
	Side yard setback	NONE REQUIRED	22.2' NORTH	5'-0" NORTH	COMPLIES	
	Front yard setback	6.0' MIN.	38.4' WEST	14'-11" WEST	COMPLIES	
	Rear yard setback	6.0' MIN.	19.7' SOUTH	9'-0" SOUTH	COMPLIES	
	Rear Front Setback	10.0' MIN.	89'-11" EAST	85'-11" EAST	COMPLIES	
	Usable Floor Area	BREAKDOWN: 1ST FL. BAR, RESTAURANT & KITCHEN - 5323 2ND FL. RESTAURANT - 191 3RD FL. APARTMENTS - 2840	3286 1 STORY	SEE BREAKDOWN	COMPLIES	
	Off-street parking	1ST FL. PARKING 2848 / 300 = 8 2ND FL. PARKING 2 PER APARTMENT = 8 3RD FL. PARKING 2 PER APARTMENT = 8	24	ON STREET ONLY 4 ON STREET	NON COMPLIANT COMPLIES	
	Maximum Permitted	Lot coverage (percent)	40%	36.9%	COMPLIES	
		Building Height (Stories)	2 STORES / 35'	3 STORES 33'-10"	NON COMPLIANT COMPLIES	
		Building Height (Feet)				

**ARTICLE VI Supplementary Regulations**

150-13	Supplementary Regulations	No visual obstruction walls	No visual obstruction signs	Complies
150-13	1) Corner Lots 2) Street and Side Yards 3) Signage 4) Signage on Street Frontage 5) Signage on Side Frontage 6) Signage on Rear Frontage 7) Signage on Rear Side Frontage 8) Signage on Rear Side Backage 9) Signage on Rear Backage 10) Signage on Rear Side Backage 11) Signage on Rear Backage 12) Signage on Rear Side Backage 13) Signage on Rear Backage 14) Signage on Rear Side Backage 15) Signage on Rear Backage 16) Signage on Rear Side Backage 17) Signage on Rear Backage 18) Signage on Rear Side Backage 19) Signage on Rear Backage 20) Signage on Rear Side Backage 21) Signage on Rear Backage 22) Signage on Rear Side Backage 23) Signage on Rear Backage 24) Signage on Rear Side Backage 25) Signage on Rear Backage 26) Signage on Rear Side Backage 27) Signage on Rear Backage 28) Signage on Rear Side Backage 29) Signage on Rear Backage 30) Signage on Rear Side Backage 31) Signage on Rear Backage 32) Signage on Rear Side Backage 33) Signage on Rear Backage 34) Signage on Rear Side Backage 35) Signage on Rear Backage 36) Signage on Rear Side Backage 37) Signage on Rear Backage 38) Signage on Rear Side Backage 39) Signage on Rear Backage 40) Signage on Rear Side Backage 41) Signage on Rear Backage 42) Signage on Rear Side Backage 43) Signage on Rear Backage 44) Signage on Rear Side Backage 45) Signage on Rear Backage 46) Signage on Rear Side Backage 47) Signage on Rear Backage 48) Signage on Rear Side Backage 49) Signage on Rear Backage 50) Signage on Rear Side Backage 51) Signage on Rear Backage 52) Signage on Rear Side Backage 53) Signage on Rear Backage 54) Signage on Rear Side Backage 55) Signage on Rear Backage 56) Signage on Rear Side Backage 57) Signage on Rear Backage 58) Signage on Rear Side Backage 59) Signage on Rear Backage 60) Signage on Rear Side Backage 61) Signage on Rear Backage 62) Signage on Rear Side Backage 63) Signage on Rear Backage 64) Signage on Rear Side Backage 65) Signage on Rear Backage 66) Signage on Rear Side Backage 67) Signage on Rear Backage 68) Signage on Rear Side Backage 69) Signage on Rear Backage 70) Signage on Rear Side Backage 71) Signage on Rear Backage 72) Signage on Rear Side Backage 73) Signage on Rear Backage 74) Signage on Rear Side Backage 75) Signage on Rear Backage 76) Signage on Rear Side Backage 77) Signage on Rear Backage 78) Signage on Rear Side Backage 79) Signage on Rear Backage 80) Signage on Rear Side Backage 81) Signage on Rear Backage 82) Signage on Rear Side Backage 83) Signage on Rear Backage 84) Signage on Rear Side Backage 85) Signage on Rear Backage 86) Signage on Rear Side Backage 87) Signage on Rear Backage 88) Signage on Rear Side Backage 89) Signage on Rear Backage 90) Signage on Rear Side Backage 91) Signage on Rear Backage 92) Signage on Rear Side Backage 93) Signage on Rear Backage 94) Signage on Rear Side Backage 95) Signage on Rear Backage 96) Signage on Rear Side Backage 97) Signage on Rear Backage 98) Signage on Rear Side Backage 99) Signage on Rear Backage 100) Signage on Rear Side Backage			

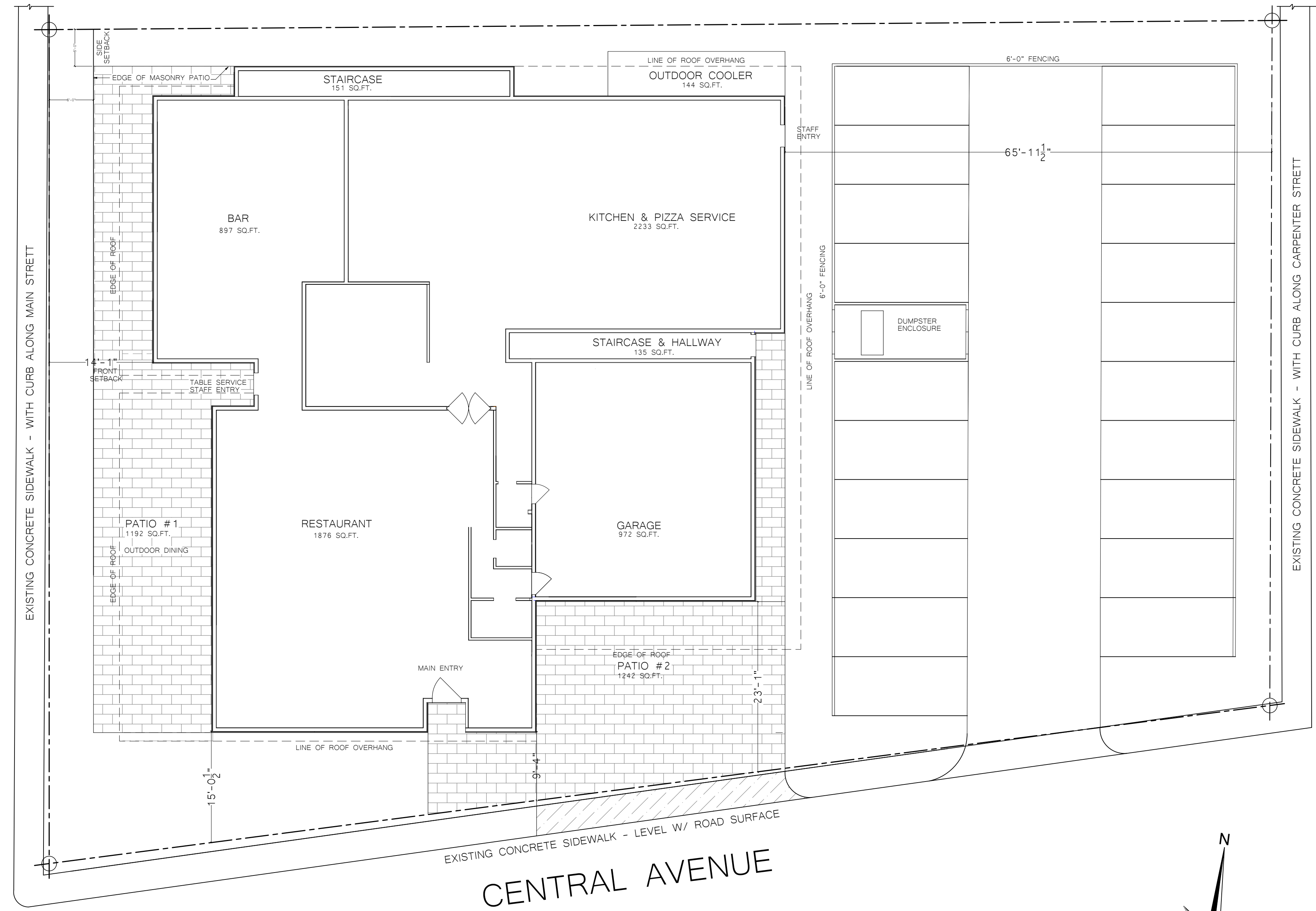
**LOT COVERAGE CALCULATIONS**

	SQ. FT.
STRUCTURE	6308
PATIOS	2434
PARKING	4230
<b>TOTAL STRUCTURE LOT</b>	<b>6308</b>
<b>LOT COVERAGE</b>	<b>36.9 %</b>

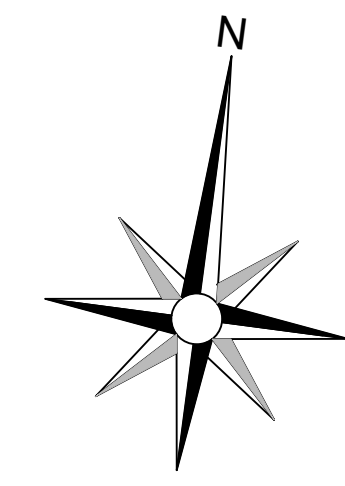
CODE REQUIREMENTS	REQUIRED	PROPOSED
FRONT YARD	6'-0"	6'-0"
SIDE YARD	NONE	5'-0"
SIDE YARD	NONE	5'-0"
REAR YARD	10'-0"	66'-0"
1ST FL. PARKING	1 PER 300 SQ.FT. 2834 / 300 = 9.4	9
2ND FL. PARKING	2 PER APARTMENT 2834 / 300 = 8	8
HISTORIC DISTRICT	YES	
FEMA FLOOD ZONE	NO	
BUILDING HEIGHT	35.0'	34'-8'
LOT COVERAGE	40.0%	36.9 %

	PAVERS
	ASPHALT
	GRAVEL & LOOSE STONE
	STRUCTURE
	DIRT & SAND
	GRASS
	CONCRETE SLAB

MAIN STREET



PROPOSED SITE PLAN 1" = 10.0'



**S-1  
SITE  
PLAN**

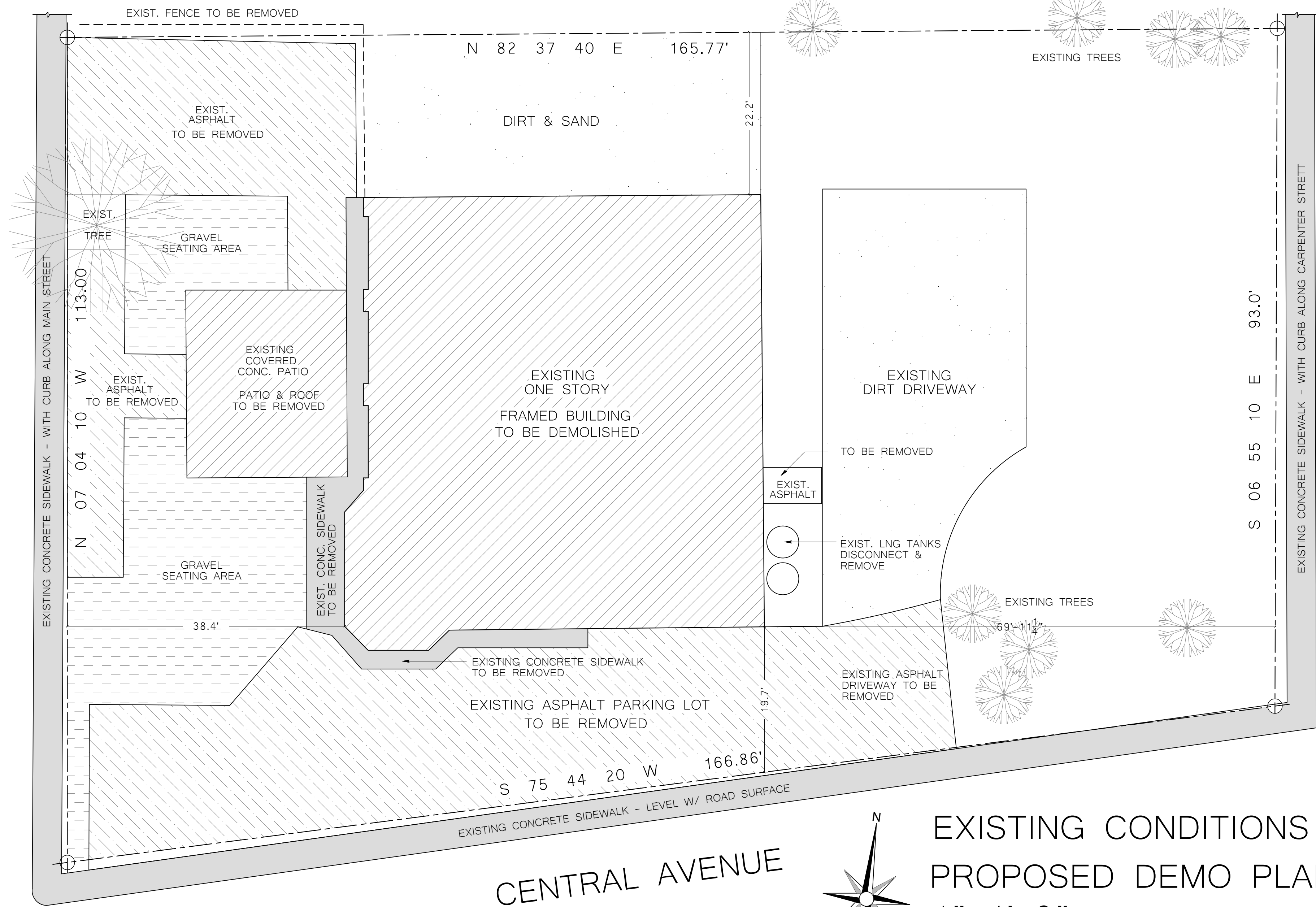
**400 MAIN STREET  
GREENPORT NY  
1001-6-2-14**

TAX MAP DISTRICT:  
1001-4-7-24  
ZONED CR COMMERCIAL  
OWNER OF RECORD:  
MAIN & CENTRAL REALTY LLC  
PREPARED BY:  
JOAN CHAMBERS  
PO BOX 49  
SOUTHOLD NY 11971  
DATE: APRIL 19, 2024  
SCALE AS NOTED  
BOUNDARIES ON PROPERTY  
DATA TAKEN FROM SURVEY  
BY KENNETH M. WOYCHUK  
LAND SURVEYING PLLC  
N.Y.S. LISC. # 050882

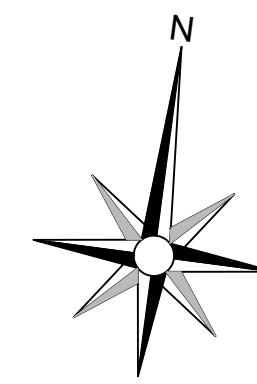
12.1.23  
2.2.24  
4.18.24  
SCALE  
AS NOTED  
JOAN CHAMBERS  
(631)294-4241

	PAVERS
	ASPHALT
	GRAVEL & LOOSE STONE
	STRUCTURE
	DIRT & SAND
	GRASS
	CONCRETE SLAB

MAIN STREET



CENTRAL AVENUE

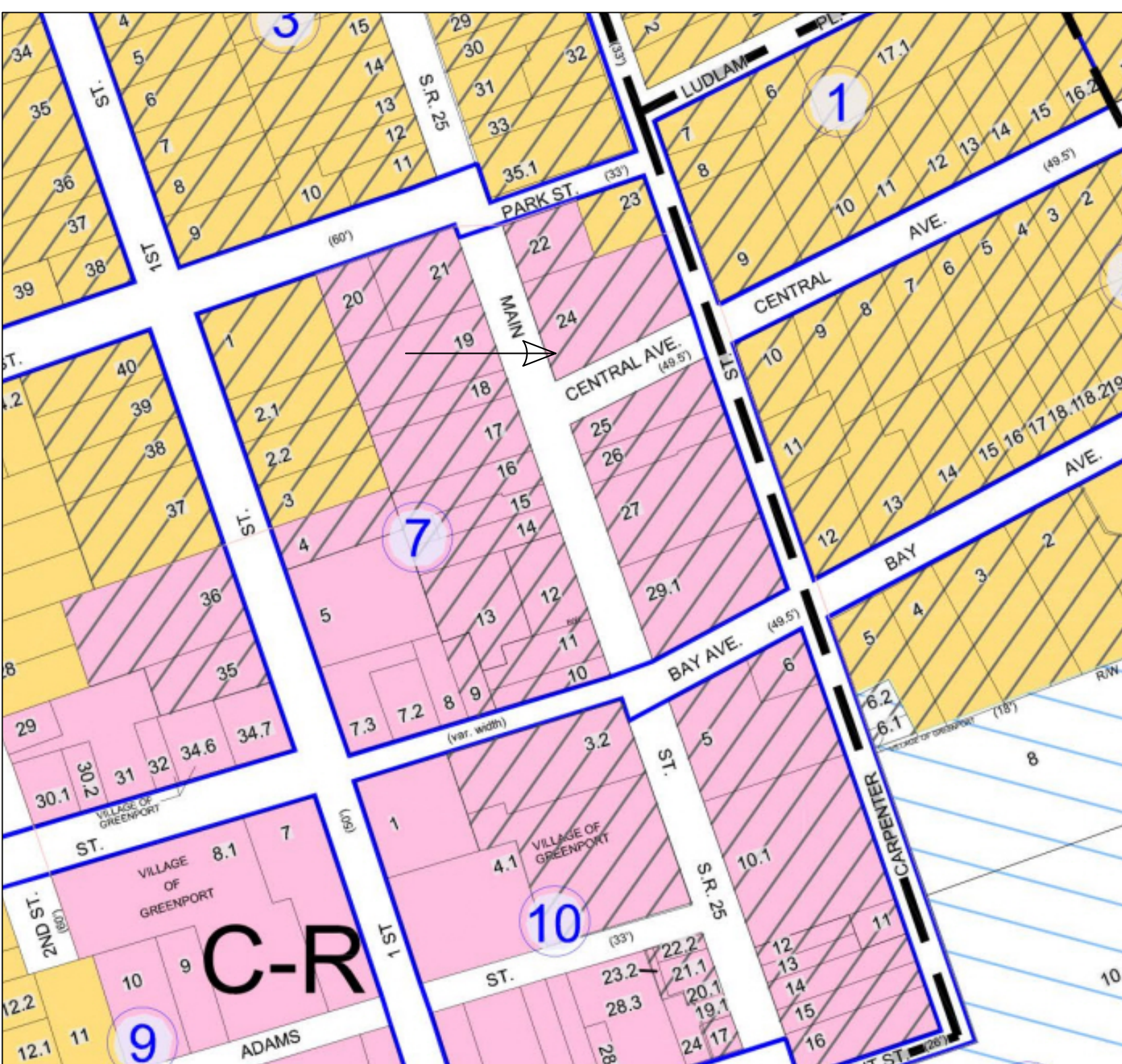


EXISTING CONDITIONS & PROPOSED DEMO PLAN  
1"=1'-0"

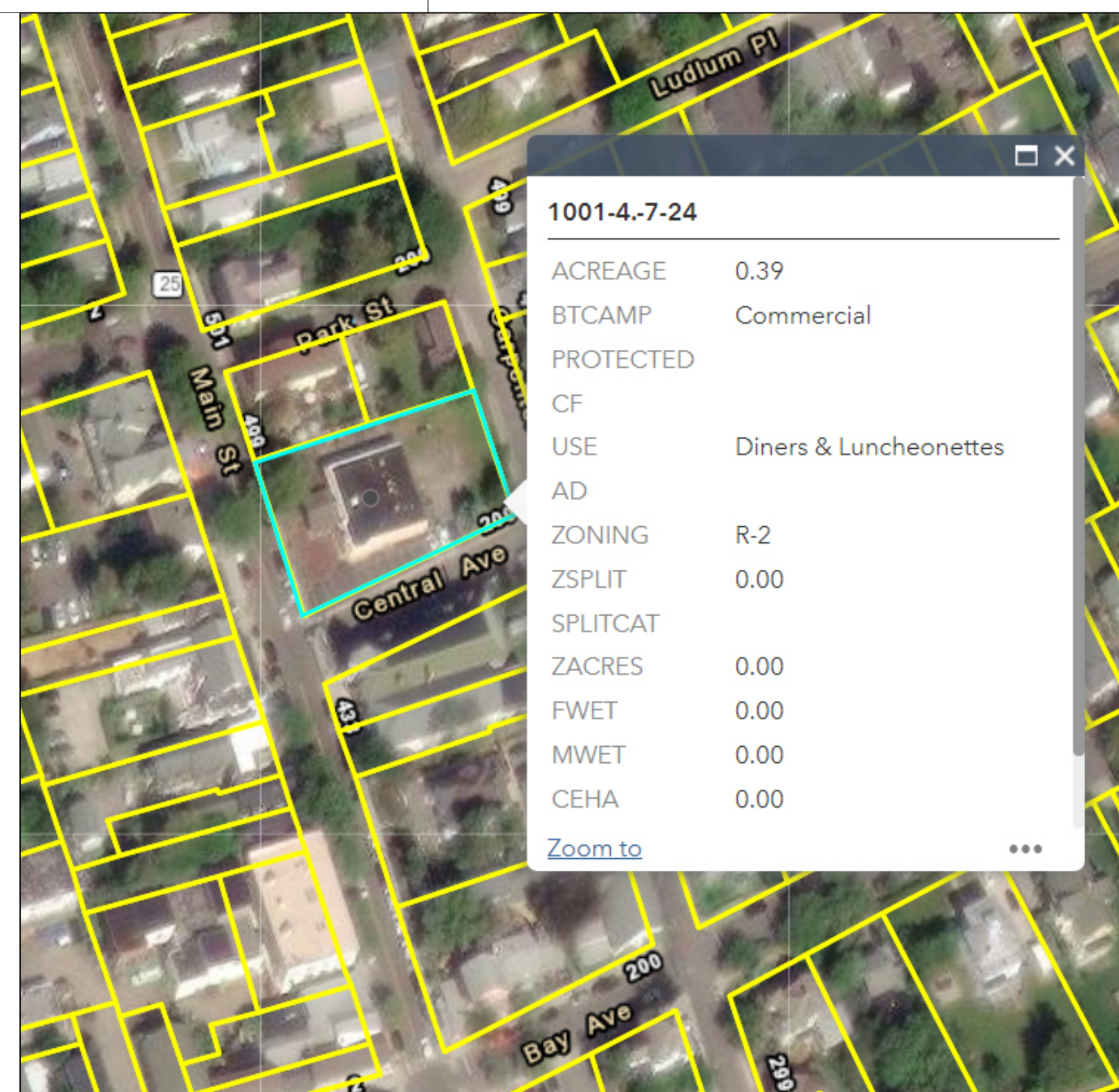
CARPENTER STREET

S-2  
SITE  
PLAN

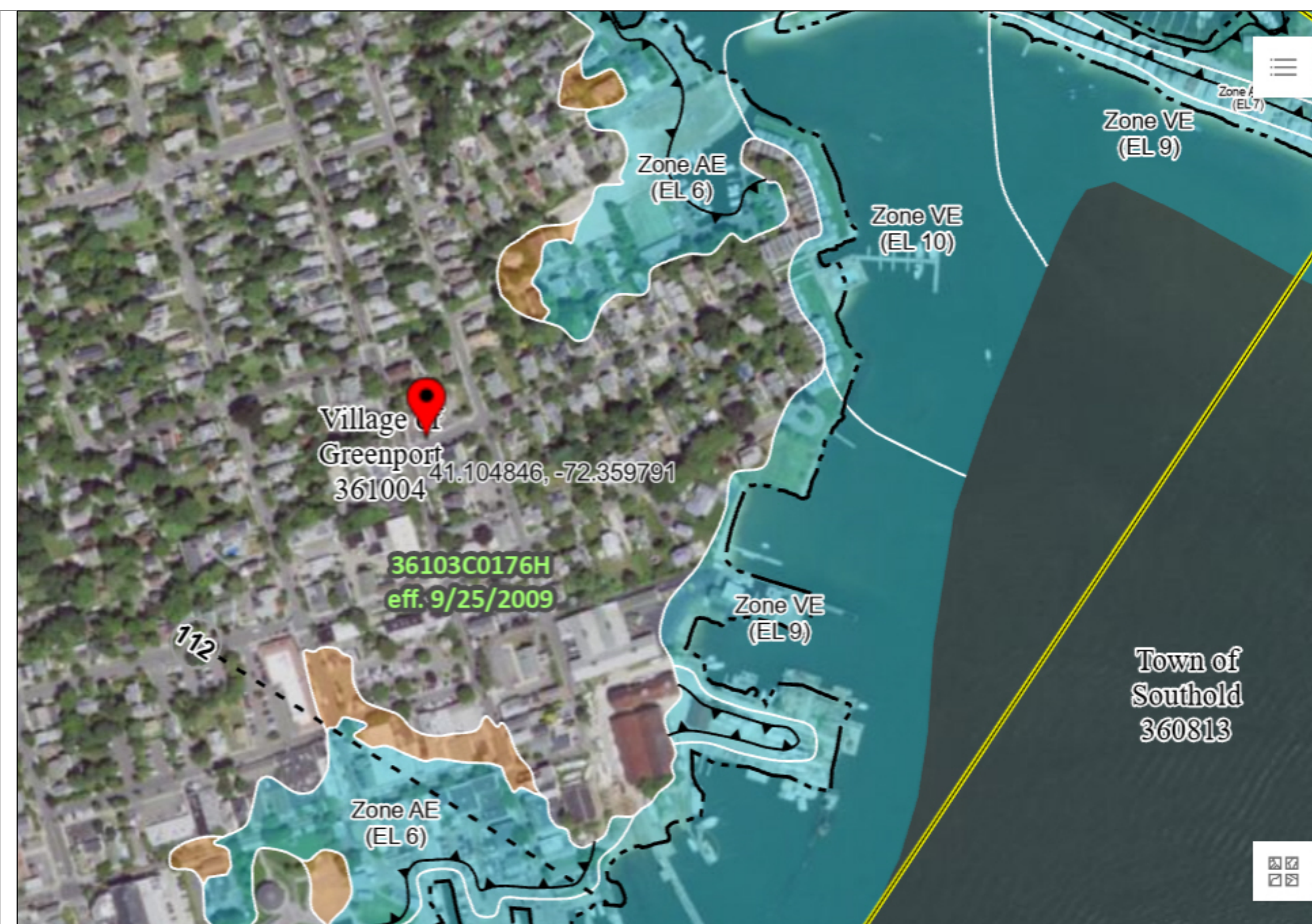
400 MAIN STREET  
GREENPORT NY  
1001-6-2-14



ZONING MAP



LOCATION MAP



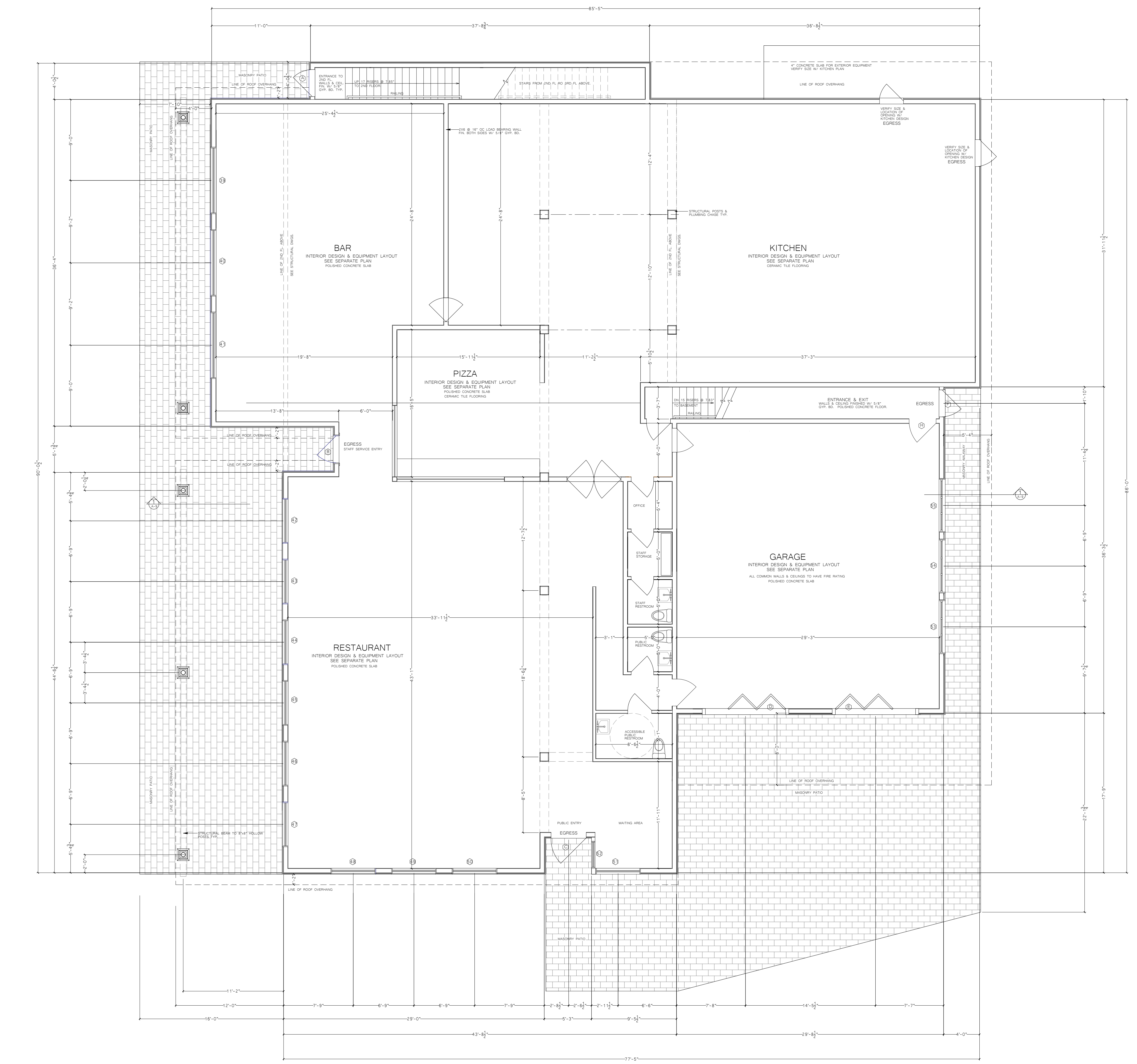
FEMA MAP

TAX MAP DISTRICT:  
1001-4-7-24  
ZONED CR COMMERCIAL  
OWNER OF RECORD:  
MAIN & CENTRAL REALTY LLC  
PREPARED BY:  
JOAN CHAMBERS  
PO BOX 49  
SOUTHOLD NY 11971  
DATE: APRIL 19, 2024  
SCALE AS NOTED  
BOUNDARIES ON PROPERTY  
DATA TAKEN FROM SURVEY  
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12.1.23  
2.2.24  
4.18.24

SCALE  
AS NOTED

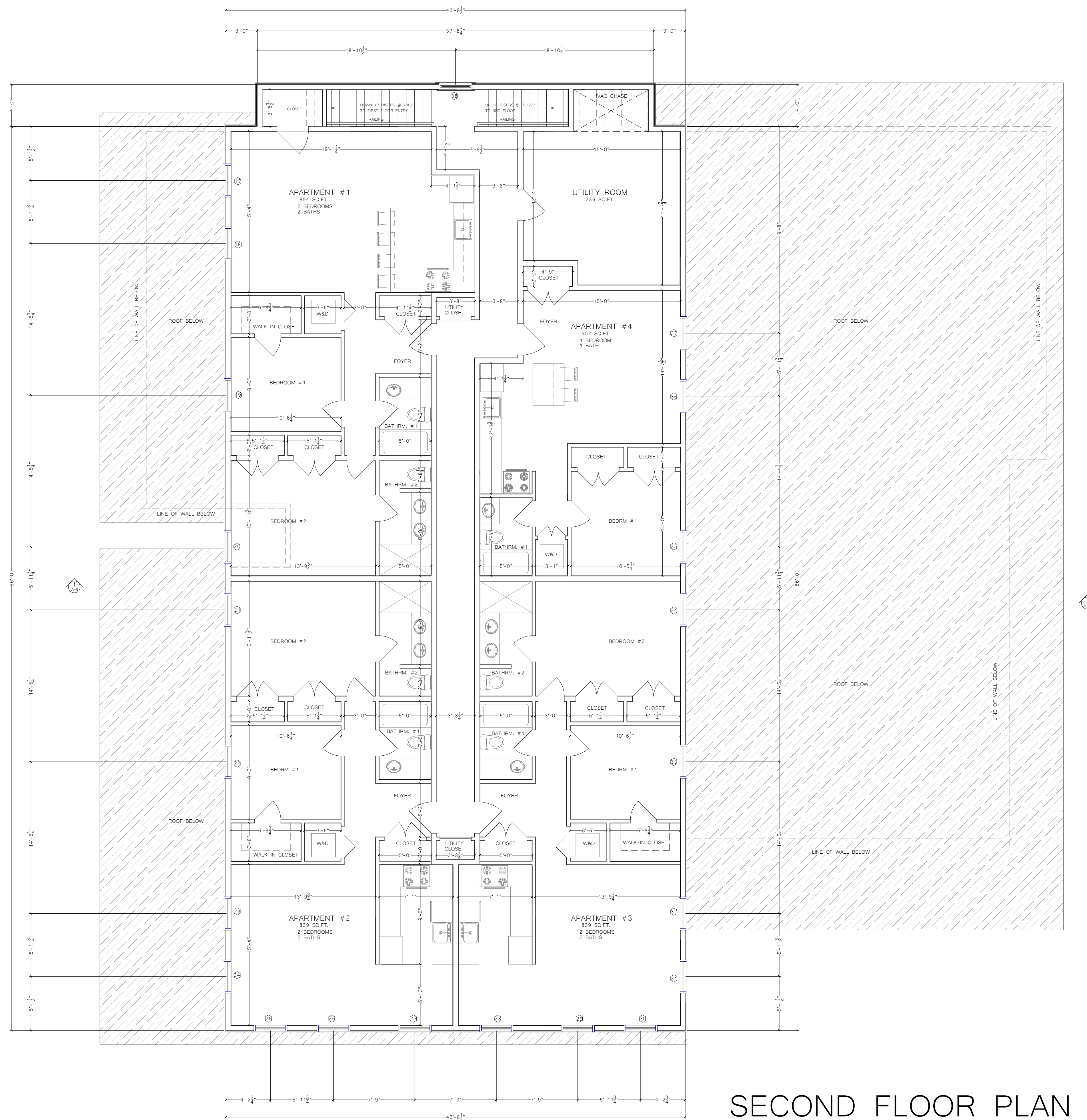
JOAN CHAMBERS  
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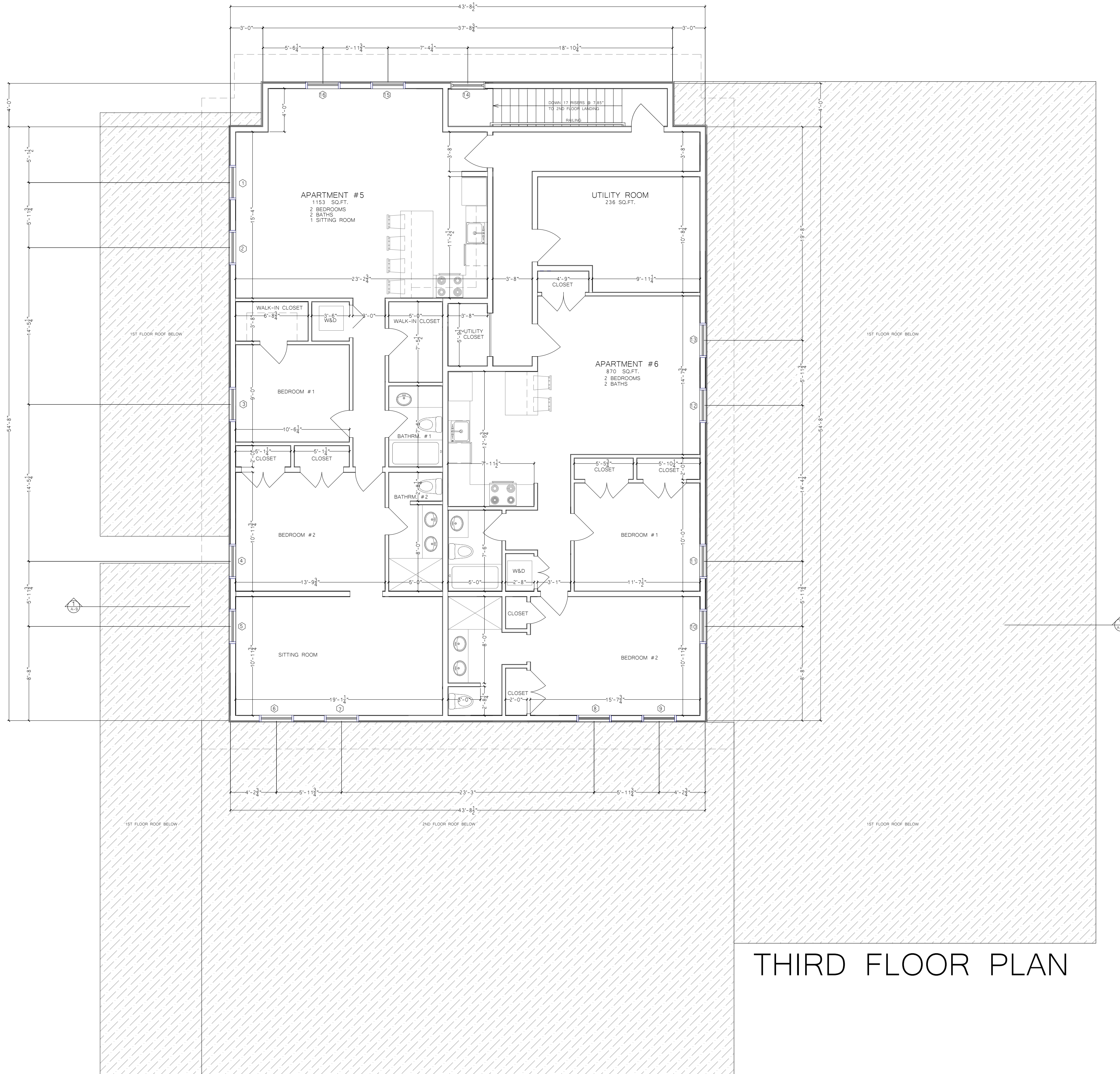
WINDOW SCHEDULE			
TYPE	FINISH	LOCATION	
1	MARVIN UGHRTG2 3226E 3'-2-1/4"x6'-0-5/8" RO 1'-7-1/8" RAD NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	THIRD FLOOR, WEST SIDE APT. #5 LIVING ROOM
2	SAME AS WINDOW #1		THIRD FLOOR, WEST SIDE APT. #5 LIVING ROOM
3	MARVIN UGHRTG2 3226E 3'-2-1/4"x6'-0-5/8" RO 1'-7-1/8" RAD NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	THIRD FLOOR, WEST SIDE APT. #5 BEDROOM #1
4	SAME AS WINDOW #1		THIRD FLOOR, WEST SIDE APT. #5 BEDROOM #2
5	MARVIN UGHRTG2 3226E 3'-2-1/4"x6'-0-5/8" RO 1'-7-1/8" RAD NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	THIRD FLOOR, WEST SIDE APT. #5 SITTING ROOM
6	SAME AS WINDOW #7		THIRD FLOOR, SOUTH SIDE APT. #6 SITTING ROOM
7	MARVIN UGHRTG2 3226E 3'-2-1/4"x6'-0-5/8" RO 1'-7-1/8" RAD NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	THIRD FLOOR, SOUTH SIDE APT. #5 SITTING ROOM
8	SAME AS WINDOW #7		THIRD FLOOR, SOUTH SIDE APT. #6 BEDROOM #2
9	SAME AS WINDOW #7		THIRD FLOOR, SOUTH SIDE APT. #6 BEDROOM #2
10	MARVIN UGH2 3226E1 (NO RADIUS) 3'-2-1/4"x5'-0" RO NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	THIRD FLOOR, EAST SIDE APT. #6 BEDROOM #2
11	SAME AS WINDOW #10		THIRD FLOOR, EAST SIDE APT. #6 BEDROOM #1
12	MARVIN UGH2 3226E1 (NO RADIUS) 3'-2-1/4"x5'-0" RO NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	THIRD FLOOR, EAST SIDE APT. #6 LIVING RM.
13	SAME AS WINDOW #12		THIRD FLOOR, EAST SIDE APT. #6 BEDROOM #1
14	MARVIN UGH2 3226E1 (NO RADIUS) 3'-2-1/4"x5'-0" RO NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	THIRD FLOOR, NORTH SIDE STARWELL
15	SAME AS WINDOW #16		THIRD FLOOR, NORTH SIDE APT. #5 LIVING RM.
16	MARVIN UGH2 3226E1 (NO RADIUS) 3'-2-1/4"x5'-0" RO NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	THIRD FLOOR, NORTH SIDE APT. #5 LIVING RM.
17	MARVIN UGHRTG2 3226E 3'-2-1/4"x6'-0-5/8" RO 1'-7-1/8" RAD NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	SECOND FLOOR, WEST SIDE APT. #1 LIVING ROOM
18	SAME AS WINDOW #17		SECOND FLOOR, WEST SIDE APT. #1 BEDROOM #1
19	MARVIN UGHRTG2 3226E 3'-2-1/4"x6'-0-5/8" RO 1'-7-1/8" RAD NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	SECOND FLOOR, WEST SIDE APT. #2 BEDROOM #2
20	SAME AS WINDOW #19		SECOND FLOOR, WEST SIDE APT. #2 BEDROOM #1
21	MARVIN UGHRTG2 3226E 3'-2-1/4"x6'-0-5/8" RO 1'-7-1/8" RAD NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	SECOND FLOOR, WEST SIDE APT. #2 LIVING ROOM
22	SAME AS WINDOW #23		SECOND FLOOR, WEST SIDE APT. #2 LIVING ROOM
23	MARVIN UGHRTG2 3226E 3'-2-1/4"x6'-0-5/8" RO 1'-7-1/8" RAD NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	SECOND FLOOR, WEST SIDE APT. #2 LIVING ROOM
24	SAME AS WINDOW #23		SECOND FLOOR, WEST SIDE APT. #2 LIVING ROOM
25	SAME AS WINDOW #23		SECOND FLOOR, SOUTH SIDE APT. #2 LIVING ROOM
26	SAME AS WINDOW #23		SECOND FLOOR, SOUTH SIDE APT. #2 LIVING ROOM
27	MARVIN UGHRTG2 3226E 3'-2-1/4"x6'-0-5/8" RO 1'-7-1/8" RAD NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	SECOND FLOOR, SOUTH SIDE APT. #3 LIVING ROOM
28	SAME AS WINDOW #28		SECOND FLOOR, SOUTH SIDE APT. #3 LIVING ROOM
29	SAME AS WINDOW #28		SECOND FLOOR, SOUTH SIDE APT. #3 LIVING ROOM
30	MARVIN UGH2 3226E1 (NO RADIUS) 3'-2-1/4"x5'-0" RO NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	SECOND FLOOR, EAST SIDE APT. #3 BEDROOM #1
31	SAME AS WINDOW #31		SECOND FLOOR, EAST SIDE APT. #3 BEDROOM #1
32	MARVIN UGH2 3226E1 (NO RADIUS) 3'-2-1/4"x5'-0" RO NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	SECOND FLOOR, EAST SIDE APT. #4 BEDROOM #1
33	SAME AS WINDOW #33		SECOND FLOOR, EAST SIDE APT. #4 BEDROOM #1
34	MARVIN UGH2 3226E1 (NO RADIUS) 3'-2-1/4"x5'-0" RO NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	SECOND FLOOR, EAST SIDE APT. #4 BEDROOM #1
35	SAME AS WINDOW #35		SECOND FLOOR, EAST SIDE APT. #4 LIVING ROOM
36	SAME AS WINDOW #35		SECOND FLOOR, EAST SIDE APT. #4 LIVING ROOM
37	MARVIN UGH2 3226E1 (NO RADIUS) 3'-2-1/4"x5'-0" RO NO CASING, STANDARD SILL EGRESS, TEMPERED GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, STANDARD SCREEN OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	SECOND FLOOR, NORTH SIDE STARWELL
38	SAME AS WINDOW #38		SECOND FLOOR, NORTH SIDE STARWELL
39	MARVIN PICTURE UCAP872 FIXED 7'-5"x5'-11-5/8" RO NO CASING, STANDARD SILL TEMPERED, 1" INSUL. GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	FIRST FLOOR WEST SIDE BAR
40	SAME AS WINDOW #39		FIRST FLOOR WEST SIDE BAR
41	MARVIN PICTURE UCAP872 FIXED 5'-1"x5'-11-5/8" RO NO CASING, STANDARD SILL TEMPERED, 1" INSUL. GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	FIRST FLOOR WEST SIDE RESTAURANT
42	SAME AS WINDOW #42		FIRST FLOOR WEST SIDE RESTAURANT
43	SAME AS WINDOW #42		FIRST FLOOR WEST SIDE RESTAURANT
44	SAME AS WINDOW #42		FIRST FLOOR WEST SIDE RESTAURANT
45	SAME AS WINDOW #42		FIRST FLOOR WEST SIDE RESTAURANT
46	MARVIN PICTURE UCAP872 FIXED 5'-1"x5'-11-5/8" RO NO CASING, STANDARD SILL TEMPERED, 1" INSUL. GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	FIRST FLOOR SOUTH SIDE RESTAURANT
47	SAME AS WINDOW #48		FIRST FLOOR SOUTH SIDE RESTAURANT
48	SAME AS WINDOW #48		FIRST FLOOR SOUTH SIDE RESTAURANT
49	MARVIN PICTURE UCAP3672 FIXED 3'-1"x5'-11-5/8" RO NO CASING, STANDARD SILL TEMPERED, 1" INSUL. GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	FIRST FLOOR SOUTH SIDE RESTAURANT ENTRY
50	SAME AS WINDOW #48		FIRST FLOOR SOUTH SIDE RESTAURANT
51	SAME AS WINDOW #48		FIRST FLOOR SOUTH SIDE RESTAURANT
52	MARVIN UGHRTG2 3226E 6'-1"x2'-11-5/8" RO NO CASING, STANDARD SILL TEMPERED, 1" INSUL. GLASS	BRONZE FINISH INT. & EXT. LOW E2 GLASS, OIL RUB. BRONZE HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	FIRST FLOOR EAST SIDE GARAGE
53	SAME AS WINDOW #53		FIRST FLOOR EAST SIDE GARAGE
54	SAME AS WINDOW #53		FIRST FLOOR EAST SIDE GARAGE
55	SAME AS WINDOW #53		FIRST FLOOR EAST SIDE GARAGE

DOOR SCHEDULE			
TYPE	FINISH	LOCATION	
A	MARVIN ULTIMATE COMMERCIAL 3'-0"x8'-0" OUTSWINGING HINGED RIGHT FLAT PANEL NO CASING, LOW PROFILE SILL	BRONZE FINISH INT. & EXT. LOW E2 GLASS, OIL RUB. BRONZE & PANIC HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	FIRST FLOOR WEST SIDE STAIRCASE ON NORTH END OF BLDG.
B	MARVIN ULTIMATE COMMERCIAL 3'-0"x8'-0" OUTSWINGING HINGED RIGHT FLAT PANEL NO CASING, LOW PROFILE SILL	BRONZE FINISH INT. & EXT. LOW E2 GLASS, OIL RUB. BRONZE & PANIC HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	FIRST FLOOR WEST SIDE SERVICE ENTRY TO BAR & RESTAURANT
C	MARVIN ULTIMATE COMMERCIAL 3'-0"x8'-0" OUTSWINGING HINGED RIGHT FLAT PANEL NO CASING, LOW PROFILE SILL	BRONZE FINISH INT. & EXT. LOW E2 GLASS, OIL RUB. BRONZE & PANIC HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	FIRST FLOOR SOUTH SIDE PUBLIC ENTRY TO BAR & RESTAURANT
D	MARVIN ULTIMATE COMMERCIAL 3'-0"x8'-0" OUTSWINGING HINGED RIGHT FLAT PANEL NO CASING, FLOOR CHANNEL SILL	BRONZE FINISH INT. & EXT. LOW E2 GLASS, OIL RUB. BRONZE LOCKING HARDWARE SIM. DIVIDED LITES, 1-1/2" MUNTIN	FIRST FLOOR SOUTH SIDE GARAGE DOOR ENTRY
E	MARVIN ULTIMATE COMMERCIAL 3'-0"x8'-0" OUTSWINGING HINGED RIGHT FLAT PANEL NO CASING, FLOOR CHANNEL SILL	BRONZE FINISH INT. & EXT. LOW E2 GLASS, OIL RUB. BRONZE & LOCKING HARDWARE SIM. DIVIDED LITES, 1-1/2" MUNTIN	FIRST FLOOR SOUTH SIDE GARAGE DOOR ENTRY
F	MARVIN ULTIMATE COMMERCIAL 3'-0"x8'-0" OUTSWINGING HINGED RIGHT FLAT PANEL NO CASING, LOW PROFILE SILL	BRONZE FINISH INT. & EXT. LOW E2 GLASS, OIL RUB. BRONZE & PANIC HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	FIRST FLOOR EAST SIDE
G	FIBERGLASS FLAT PANEL 2'-8"x8'-8"	REFER TO KITCHEN DESIGN FOR MAKE AND FINAL LOCATION	FIRST FLOOR EAST SIDE REAR ENTRY TO KITCHEN
H	FIBERGLASS FLAT PANEL 2'-8"x8'-8"	REFER TO KITCHEN DESIGN FOR MAKE AND FINAL LOCATION	FIRST FLOOR NORTH SIDE SIDE EXIT FROM KITCHEN
I	MARVIN ULTIMATE COMMERCIAL 3'-0"x8'-0" OUTSWINGING HINGED RIGHT FLAT PANEL NO CASING, LOW PROFILE SILL	BRONZE FINISH INT. & EXT. LOW E2 GLASS, OIL RUB. BRONZE & PANIC HARDWARE SIM. DIVIDED LITES, 7/8" MUNTIN	FIRST FLOOR EAST SIDE GARAGE

FIRST FLOOR PLAN



SECOND FLOOR PLAN



400 MAIN STREET  
GREENPORT NY  
1001-6-2-14

12.1.23  
1.20.24  
4.18.24

3/16=1'-0"

**400 MAIN STREET**  
GREENPORT NY  
1001-6-2-14



WEST ELEVATION (MAIN STREET)

12.1.23
1.20.24
1/4=1'-0"
4.18.24



SOUTH ELEVATION (CENTRAL AVE.)

12.1.23  
1.20.24  
1/4"=1'-0"  
4.18.24

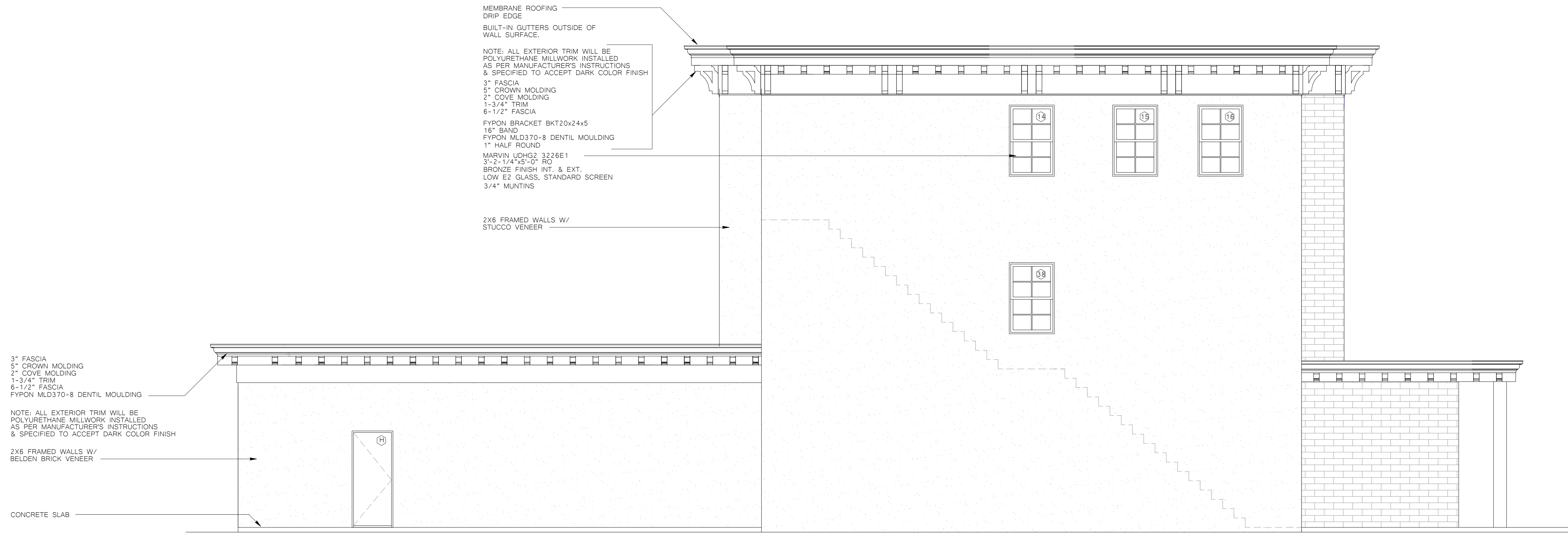


- MEMBRANE ROOFING
- DRIP EDGE
- BUILT-IN GUTTERS OUTSIDE OF WALL SURFACE.
- NOTE: ALL EXTERIOR TRIM WILL BE POLYURETHANE MILLWORK INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS & SPECIFIED TO ACCEPT DARK COLOR FINISH
- 3" FASCIA
- 5" CROWN MOLDING
- 2" COVE MOLDING
- 1-3/4" TRIM
- 6-1/2" FASCIA
- FYPON BRACKET BKT20x24x5
- 16" BAND
- FYPON MLD370-8 DENTIL MOULDING
- 1" HALF ROUND
- MARVIN UDHG2 3226E1
- 3'-2-1/4"x5'-0" RO
- BRONZE FINISH INT. & EXT.
- LOW E2 GLASS, STANDARD SCREEN
- 3/4" MUNTINS
- 3" FASCIA
- 5" CROWN MOLDING
- 2" COVE MOLDING
- 1-3/4" TRIM
- 6-1/2" FASCIA
- FYPON MLD370-8 DENTIL MOULDING
- MARVIN UAWNPO 7236
- BRONZE FINISH INT. & EXT.
- 6'-1"x2'-11-5/8" RO
- LOW E2 GLASS, 3/4" MUNTINS
- 2X6 FRAMED WALLS W/ BELDEN BRICK VENEER
- NOTE: ALL EXTERIOR TRIM WILL BE POLYURETHANE MILLWORK INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS & SPECIFIED TO ACCEPT DARK COLOR FINISH
- MASONRY PATIO

EAST ELEVATION

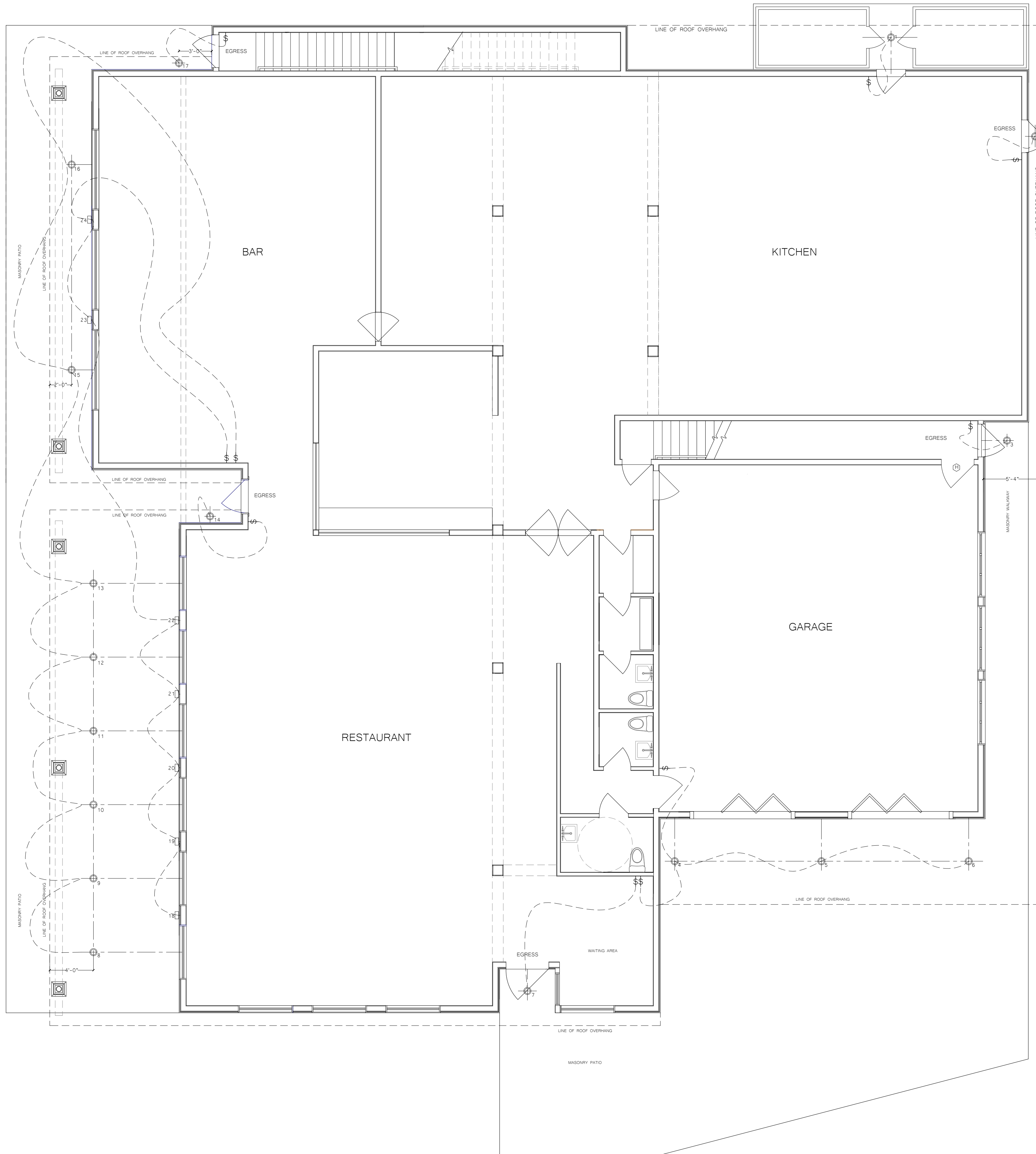
12.1.23  
1.20.24  
1/4=1'-0"  
4.18.24





NORTH ELEVATION

12.1.23  
1.20.24  
1/4"=1'-0"  
4.18.24



ELECTRICAL SCHEDULE				
#	SYM	TYPE	DESCRIPTION	LOCATION
1	⊕	1EX	EXTERIOR- RECESSED IN SOFFIT 8" DIA. LED.	KITCHEN EXIT TO COOLERS NORTH SIDE.
2	⊕	1EX	EXTERIOR- RECESSED IN SOFFIT 8" DIA. LED.	KITCHEN EXIT TO PARKING EAST SIDE.
3	⊕	1EX	EXTERIOR- RECESSED IN SOFFIT 8" DIA. LED.	HALLWAY EXIT TO PARKING EAST SIDE.
4	⊕	1EX	EXTERIOR- RECESSED IN SOFFIT 8" DIA. LED.	GARAGE ROOF OVERHANG SOUTH SIDE.
5	⊕	1EX	EXTERIOR- RECESSED IN SOFFIT 8" DIA. LED.	GARAGE ROOF OVERHANG SOUTH SIDE.
6	⊕	1EX	EXTERIOR- RECESSED IN SOFFIT 8" DIA. LED.	GARAGE ROOF OVERHANG SOUTH SIDE.
7	⊕	1EX	EXTERIOR- RECESSED IN SOFFIT 8" DIA. LED.	RESTAURANT ENTRY SOUTH SIDE.
8	⊕	1EX	EXTERIOR- RECESSED IN ROOF OVERHANG 8" DIA. LED.	OUTDOOR DINING WEST SIDE.
9	⊕	1EX	EXTERIOR- RECESSED IN ROOF OVERHANG 8" DIA. LED.	OUTDOOR DINING WEST SIDE.
10	⊕	1EX	EXTERIOR- RECESSED IN ROOF OVERHANG 8" DIA. LED.	OUTDOOR DINING WEST SIDE.
11	⊕	1EX	EXTERIOR- RECESSED IN ROOF OVERHANG 8" DIA. LED.	OUTDOOR DINING WEST SIDE.
12	⊕	1EX	EXTERIOR- RECESSED IN ROOF OVERHANG 8" DIA. LED.	OUTDOOR DINING WEST SIDE.
13	⊕	1EX	EXTERIOR- RECESSED IN ROOF OVERHANG 8" DIA. LED.	OUTDOOR DINING WEST SIDE.
14	⊕	1EX	EXTERIOR- RECESSED IN SOFFIT 8" DIA. LED.	SERVICE ENTRY WEST SIDE.
15	⊕	1EX	EXTERIOR- RECESSED IN ROOF OVERHANG 8" DIA. LED.	OUTDOOR DINING WEST SIDE.
16	⊕	1EX	EXTERIOR- RECESSED IN ROOF OVERHANG 8" DIA. LED.	OUTDOOR DINING WEST SIDE.
17	⊕	1EX	EXTERIOR- RECESSED IN ROOF OVERHANG 8" DIA. LED.	APARTMENT ENTRY NORTH SIDE.
18	⊞	2EX	EXTERIOR- WALL MOUNTED UP & DOWN LOW PROFILE SCONCE	OUTDOOR DINING WEST SIDE.
19	⊞	2EX	EXTERIOR- WALL MOUNTED UP & DOWN LOW PROFILE SCONCE	OUTDOOR DINING WEST SIDE.
20	⊞	2EX	EXTERIOR- WALL MOUNTED UP & DOWN LOW PROFILE SCONCE	OUTDOOR DINING WEST SIDE.
21	⊞	2EX	EXTERIOR- WALL MOUNTED UP & DOWN LOW PROFILE SCONCE	OUTDOOR DINING WEST SIDE.
22	⊞	2EX	EXTERIOR- WALL MOUNTED UP & DOWN LOW PROFILE SCONCE	OUTDOOR DINING WEST SIDE.
23	⊞	2EX	EXTERIOR- WALL MOUNTED UP & DOWN LOW PROFILE SCONCE	OUTDOOR DINING WEST SIDE.
24	⊞	2EX	EXTERIOR- WALL MOUNTED UP & DOWN LOW PROFILE SCONCE	OUTDOOR DINING WEST SIDE.

**E-1**  
**EXTERIOR**  
**ELECTRIC**  
**FIRST FL.**  
**PLAN**

**400 MAIN STREET**  
**GREENPORT NY**  
**1001-6-2-14**

**EXTERIOR ELECTRIC**  
**FIRST FLOOR PLAN**

12.1.23  
 1.20.24  
 4.19.24

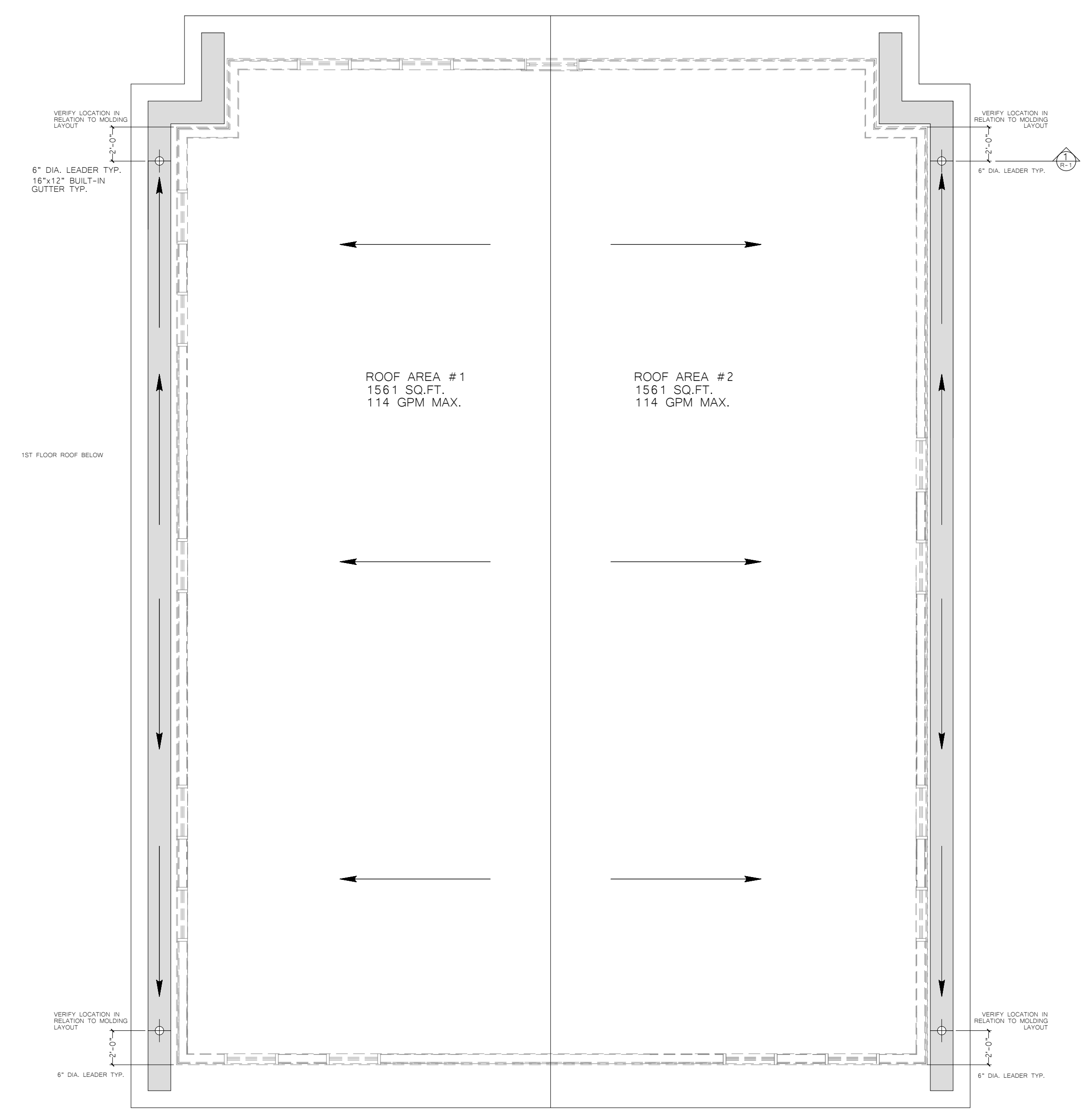
3/16=1'-0"

12.1.23  
 1.20.24  
 4.18.24

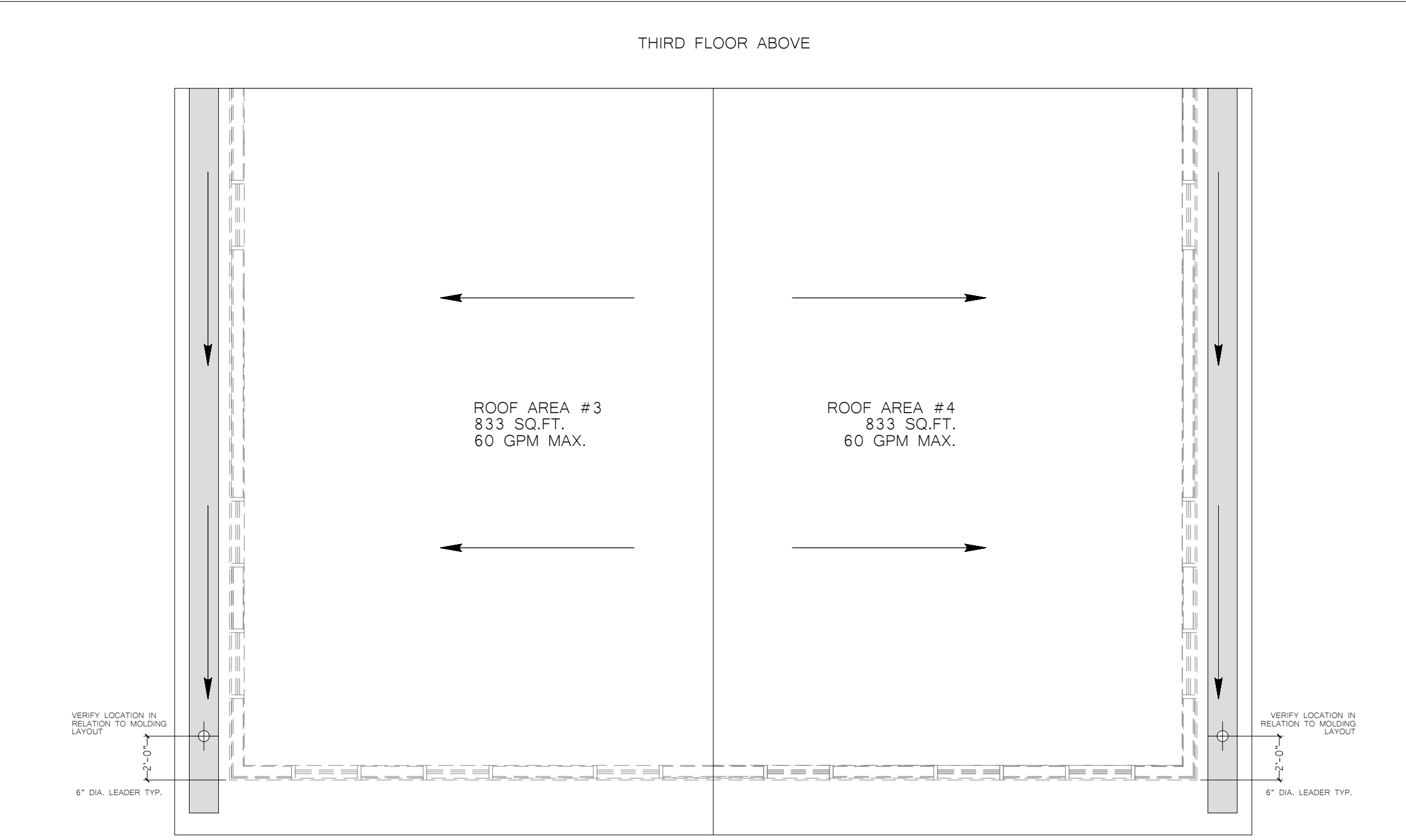
3/16" = 1'-0"



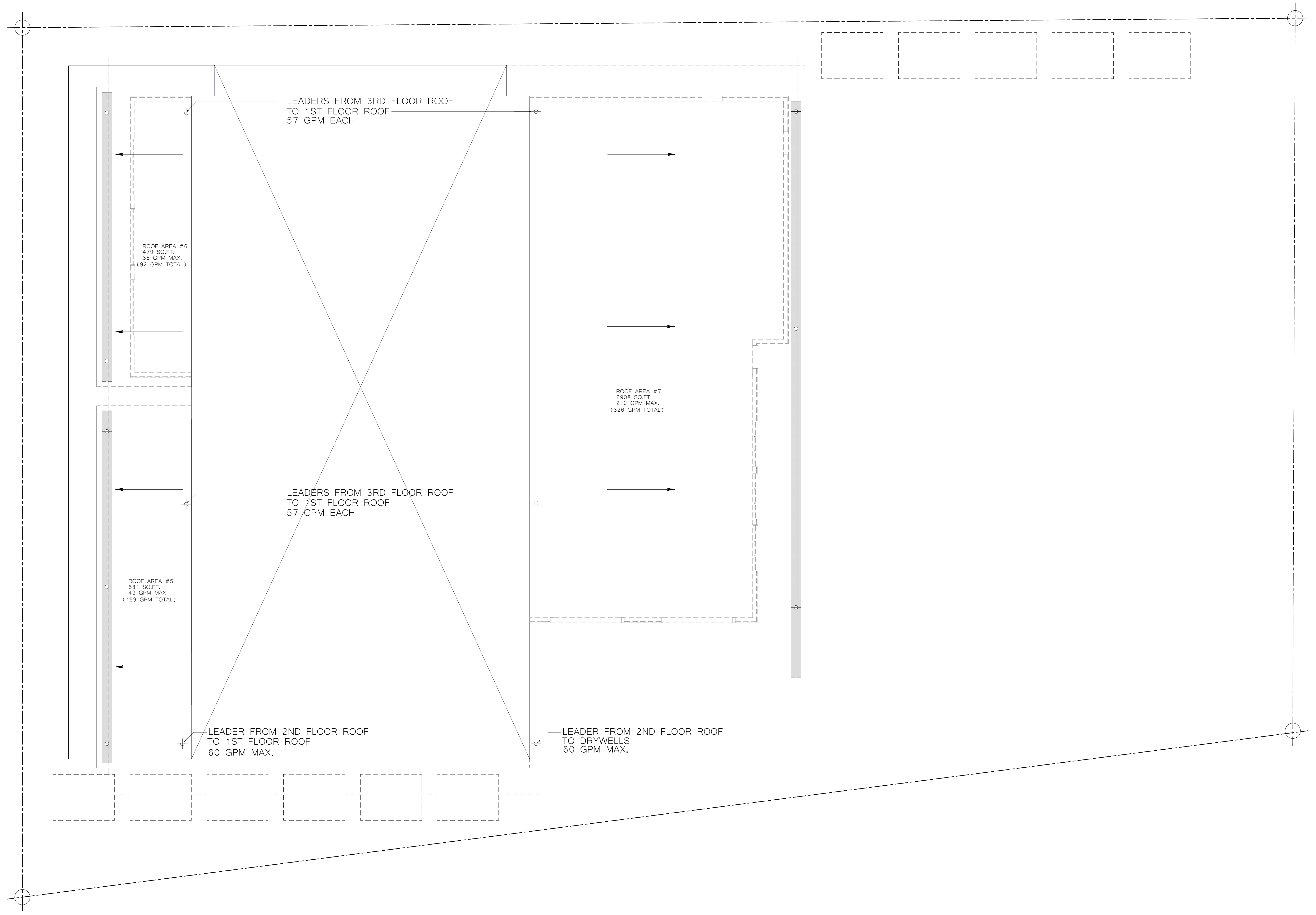
ROOF DRAINAGE DETAIL # 1  
 1/2" = 1'-0"



THIRD FLOOR ROOF DRAINAGE PLAN 3/16" = 1'-0"



SECOND FLOOR ROOF DRAINAGE PLAN 3/16" = 1'-0"



12.1.23
1.20.24
4.18.24
3/16" = 1'-0"