



236 THIRD STREET
GREENPORT, NY 11944

Tel: (631)477-0248
Fax: (631)477-1877

villageofgreenport.org

MAYOR
KEVIN STUESSI
EXT 215

TRUSTEES
MARY BESS PHILLIPS
DEPUTY MAYOR

PATRICK BRENNAN

LILY DOUGHERTY-JOHNSON

JULIA ROBINS

TREASURER
ADAM BRAUTIGAM
EXT. 217

VILLAGE CLERK
CANDACE HALL
EXT 214

ZONING BOARD OF APPEALS NOTICE OF DISAPPROVAL

RECEIVED

JUN 20 2025

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

FROM: VILLAGE OF GREENPORT BUILDING DEPARTMENT

APPLICANT: ANDREW MCCULLOCH

ADDRESS: 616 MAIN STREET

SCTM: 1001-003-004-004

DATE: JUNE 20, 2025

BUILDING FILE #24-041

The building permit application for **CONSTRUCTING A SECOND FLOOR WOOD DECK** at the above-mentioned premises has been denied for the following reasons:

The combined side yard setbacks require 25'. You have a combination of 16.5' therefore you will need a variance of 8.5'.

George Pfriend
Building Inspector



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Date of Application 06/22/2025

RECEIVED

JUL 02 2025

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

All information below is to be completed by the applicant. This completed application is to be accompanied by the Notice of Disapproval, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, details of footings and foundation, and species of lumber and quality of material, where applicable.

THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)

<u>Andrew</u>	<u>McCulloch</u>		
First Name	Last Name	Business Name, if applicable	
<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>NY</u>	<u>[REDACTED]</u>
Mailing Address	City/ Town/ Village	State	Zip
<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>
Phone #	E-Mail Address <u>@gmail.com</u>		

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

First Name	Last Name	Business Name, if applicable	
Mailing Address	City/ Town/ Village	State	Zip
Phone #	E-Mail Address		

IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.

Location:

Suffolk County Tax Map Number: 1001 Section: 3 Block: 4 Lot 4

Street Address: 616 Main St, Greenport, New York, 11944

Zoning District: ☐ WC ☐ R1 ☐ R2 ☐ PD ☐ CR ☐ CG

Is property located within the Historic District? ☒ Yes ☐ No



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

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The Code Official reviewed and denied an application dated 4/1/2025 for a Building Permit for the location specified on this application.

Provisions of the Zoning Code appealed:

(Indicate Article, Section and Subsection of Zoning Code by numbers)

Article: _____ Section: 150 - _____ Subsection: _____

Type of appeal made for:

☐ A Variance to the Zoning Code or Zoning Map.

☐ An interpretation of the Village Code Article: _____ Section: _____ Subsection: _____

Has a prior appeal been made at any time with respect to this property? ☐ Yes ☒ No ☐ I Don't Know

If yes, please provide the date appeal was made: _____.

Project Description:

Extend the landing at the rear of the second floor into a deck across the rear of the house.

For Demolition of Existing Building Areas: Please describe area being removed:

Not applicable. The second floor does not currently have a rear deck.

New Construction Areas (New Dwelling or New Addition/Extensions)

Dimensions of First Floor (Addition/Extension): N/A

Dimensions of Second Floor (**Addition**/Extension): 75 SqFt (Addition of Rear Deck)

Height (from finished grade to top of ridge): _____ - Feet, _____ - Inches

Is basement or lowest floor area being constructed? ☐ Yes ☒ No

If yes, please provide height (above ground) measured from natural existing grade to first floor:

_____ - Feet, _____ - Inches.



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

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Project Description: (CONTINUED)

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: 2

Describe General Characteristics BEFORE alterations:

The second floor has a rear entrance with a staircase leading to second floor.

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

Extension of the landing at the rear of the second floor into a deck across the rear of the house for the second floor apartment.

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 1500 SqFt

Proposed Increase in Building Coverage: 0 SqFt

Square Footage of this Lot: 5671 SqFt

Percentage of Coverage of this Lot by Building Area: 26%

Purpose of New Construction: *Please describe:*

Add an outdoor deck to the second floor so each of the two apartments have their own private exterior spaces.



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

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Area Variance Reasons for Appeal:

Please answer in detail. *Additional sheets maybe submitted with preparers signature.*

Will an undesirable change occur in the characteristics of the neighborhood or will a detriment to nearby properties be created by the granting of this area variance?

No.

Can the benefit sought by the Applicant be achieved by another method, feasible for the Applicant to pursue, other than an Area Variance?

No.

Is the requested Area Variance substantial?

No. The majority of the proposed rear porch will be over an existing front floor porch.

Will the requested Area Variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

No.

Was the alleged difficulty self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the Area Variance?

No.

Are there Covenants or Restrictions concerning this land? ☐ Yes ☐ No

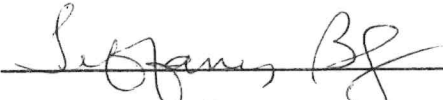
If yes, please furnish copies.

AFFIDAVIT

Village of Greenport)
Town of Southold)
County of Suffolk) ss
State of New York)

I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified of not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, this Area Variance will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Area Variance are complied with. Any violation of all applicable codes, or deviations from the approved plans may result in the immediate revocation of this Area Variance & legal action taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement, the Fire Marshal or the Fire Department by reason of this application and permit.

Sworn to be before this 23rd day
of June 20 25 Signature 
Owner or Applicant


Notary Public, Suffolk County, New York

TIFFANY J BEREZNY
Notary Public - State of New York
No. 01BE6284112
Qualified in Suffolk County
My Commission Expires 06/17/2029

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: 616 Main St Renovation			
Project Location (describe, and attach a location map): 616 Main St, Greenport, NY 11944			
Brief Description of Proposed Action: Extension of the current landing at the rear of the second floor into a deck along the back of the house.			
Name of Applicant or Sponsor: Andrew McCulloch		Telephone: [REDACTED]	
		E-Mail: [REDACTED]@gmail.com	
Address: [REDACTED]			
City/PO: Brooklyn		State: NY	Zip Code: 11249
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Greenport HPC. COA granted on 1/27/2025.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.130 acres	
b. Total acreage to be physically disturbed?		0.002 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.132 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional			
<input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			
If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Andrew McCulloch</u> Date: <u>06/23/2025</u>		
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

NOTES

- 1.PROPOSED FEATURES DRAWN AS PER ARCHITECT
2. FIELD WORK WAS CONDUCTED FEBRUARY, 2025 BY HEIDECKER LAND SURVEYING, PLLC AND ALL MEASUREMENTS WERE TAKEN ON THE GROUND.
3. PROPERTY LINES, BEARINGS, AND NORTH ARROW ARE BASED UPON THE FOLLOWING:
LIBER 13169--PAGE 162
FILE MAP NUMBER 9
4. UNDERGROUND UTILITY LINES ARE NOT SHOWN. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CALL "DIG SAFELY NEW YORK" AT 811 AND HAVE ALL UTILITY LOCATIONS MARKED ON THE GROUND.
5. BUILDING TIES SHOWN ARE BASED UPON THE SIDING OF THE STRUCTURE AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THEY SHOULD NOT BE USED TO SET PROPERTY LINES, FENCES, BUILDING ADDITIONS, ETC.
6. THIS IS NOT A TITLE SURVEY.
7. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY STATE OF FACTS A FULL AND CURRENT TITLE REPORT MAY REVEAL.



Unauthorized alteration or addition to this survey is a violation of section 7209, subdivision 2, of the New York State Education Law. Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid copy.

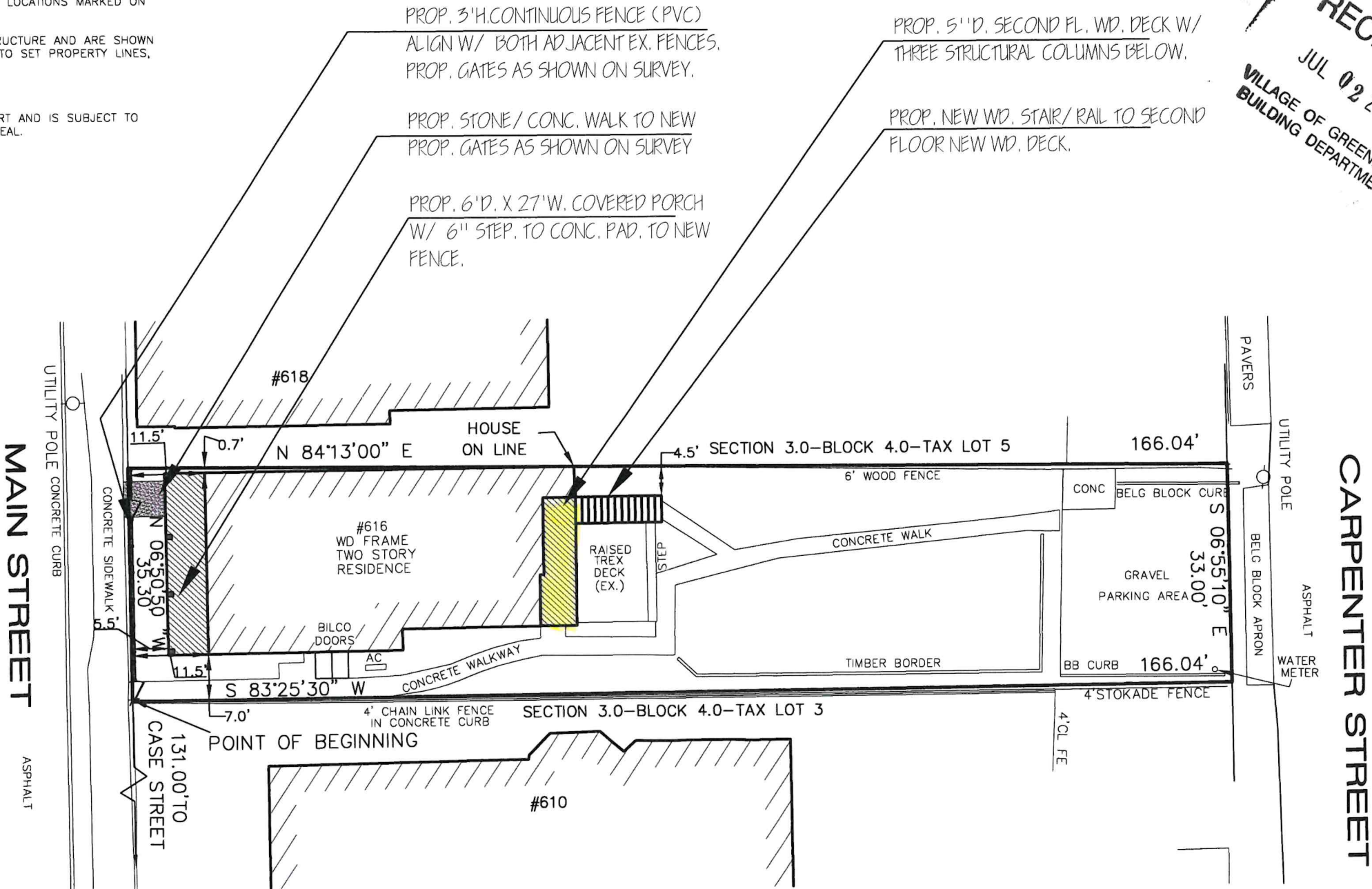
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VILLAGE OF GREENPORT
BUILDING DEPARTMENT

L13169-P162

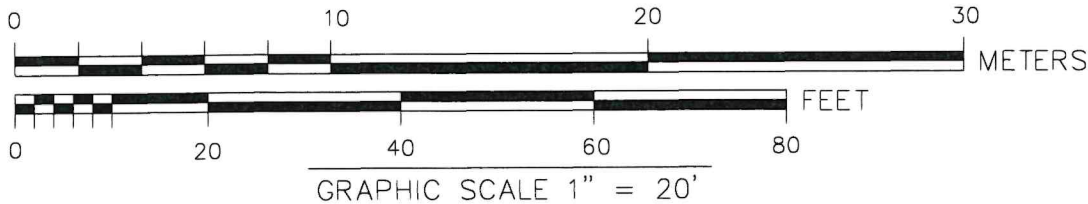
AS PER ARCHITECT-
EXISTING SQ FOOTAGE
1,337 S.F.
HOUSE & PROPOSED PORCH
1,500 S.F.

MAP REFERENCES

MAP ENTITLED "A MAP OF GREENPORT VILLAGE", FILED WITH THE SUFFOLK COUNTY CLERK ON AUGUST 10th, 1838 AS MAP NUMBER 9.

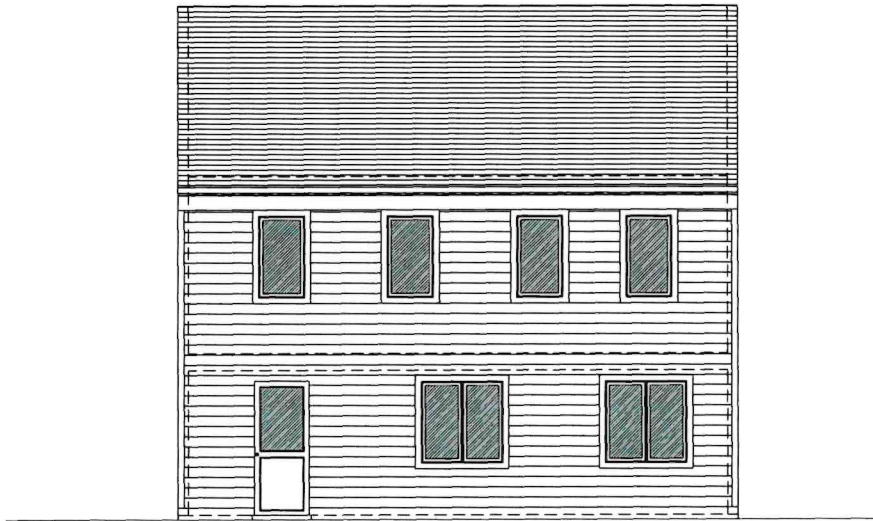


AREA OF LOT = 5671' S.F.
CONC. WALK/SLABS = 566'S.F.
EXIST. & PROP. STRUCTURES = 1840' S.F.
TOTAL COVERAGE = 2406' S.F.(42%)



JOHN GERD HEIDECKER N.Y. STATE LAND SURVEYOR LIC. # 050719
P.O. BOX 135
AQUEBOGUE, NEW YORK 11931
(631)-772-9604
jheidecker@heideckerls.com

SURVEY PREPARED FOR:		<i>ANDREW MCCULLOCH</i>	
DATE:	<p>PLOT PLAN</p> <p>SECTION 03-BLOCK 04-TAX LOT 4</p> <p>616 MAIN STREET</p> <p>INCORPORATED VILLAGE OF GREENPORT</p> <p>TOWN OF SOUTHOLD</p> <p>SUFFOLK COUNTY, NEW YORK</p>	SHEET NO.	1 OF 1
FEB 21, 2025		JOB NO.	25HLS10
DRAWN BY: B.D.		CAD FILE:	25HLS10PR.dwg
CHK BY: J.H.			
SCALE: 1"= 20'			



FRONT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



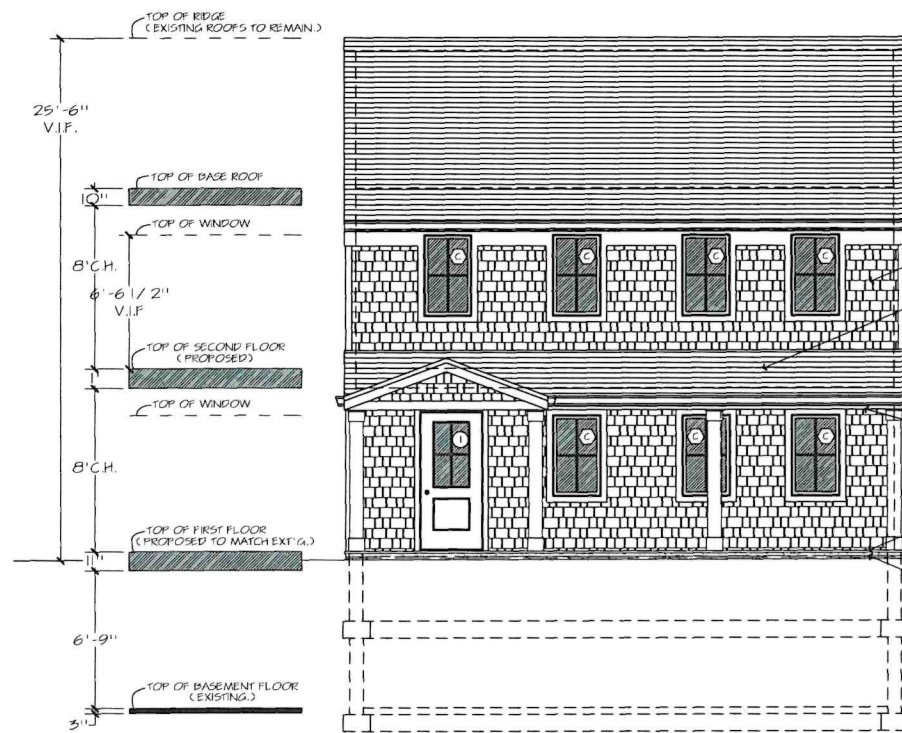
LEFT ELEVATION

NOTE:
INDICATES BEARING POINT LOAD
THIS LOAD MUST BE TRANSFERRED
W/ ADEQUATE VERTICAL BRACING

NOTE:
CONTRACTOR TO NOTIFY THE ARCHITECT
OF ANY AND ALL DEVIATIONS DUE TO FIELD
CONDITIONS, CLIENT AND/OR GENERAL
CONTRACTOR WHICH DIFFER FROM THE
CONTRACT DRAWINGS/SPECIFICATIONS

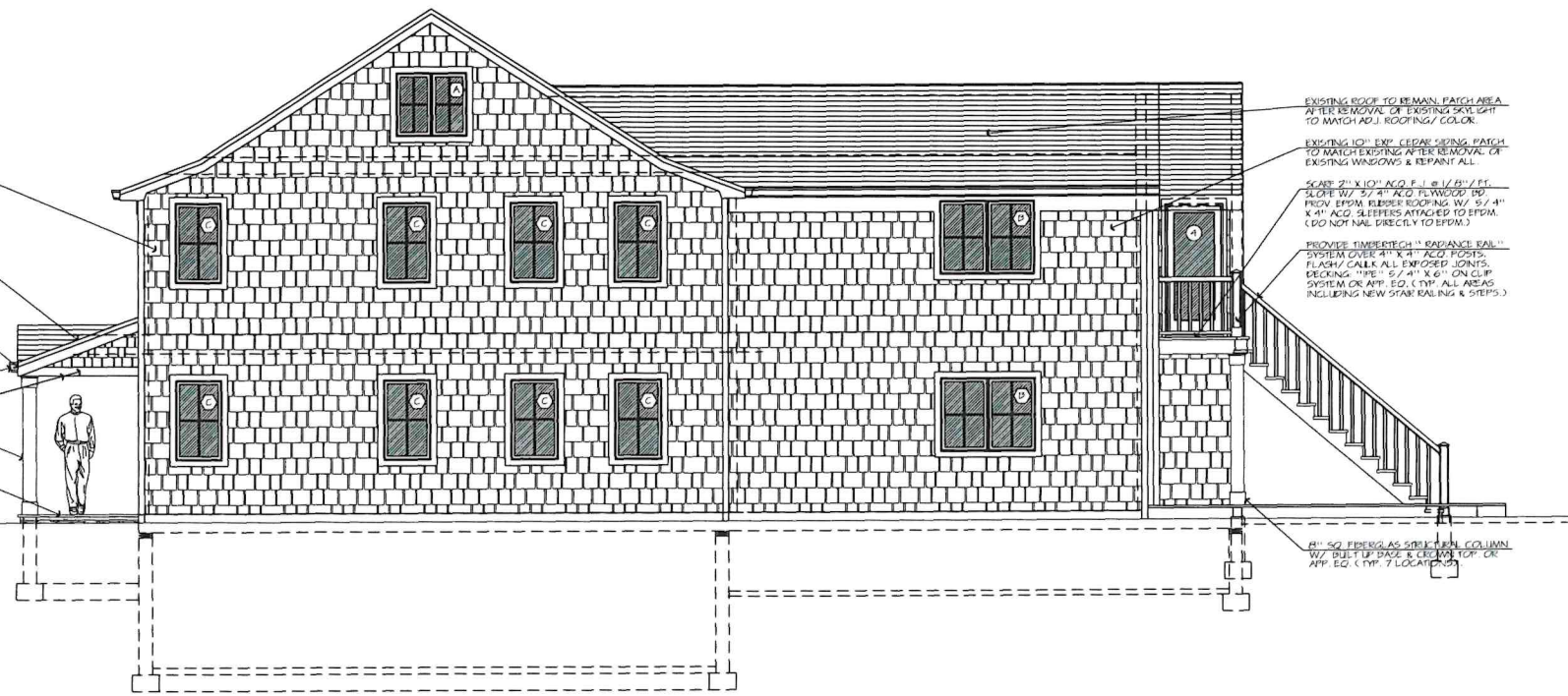
OFFICE SET
10.2.24

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE &
ARE THE PROPERTY OF THE ARCHITECT.
NO CHANGES & OR MODIFICATIONS SHALL BE
ALLOWED W/OUT WRITTEN AUTHORIZATION BY THE
ARCHITECT. ANY REPRODUCTION IN PART OR
WHOLE IS STRICTLY PROHIBITED BY LAW.



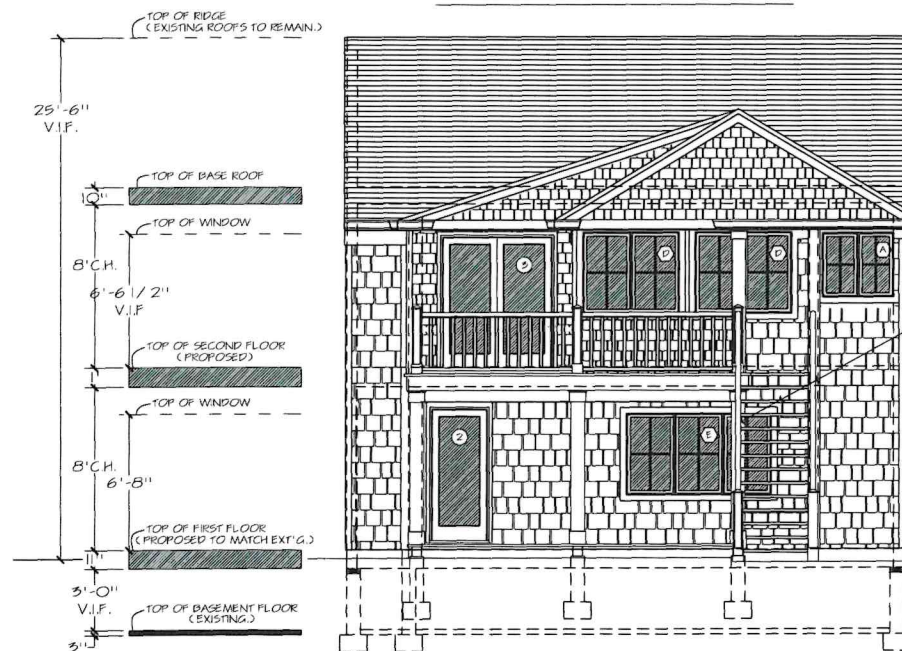
FRONT ELEVATION

- EXISTING 10" EXP. CEDAR SIDING PATCH TO MATCH EXISTING AFTER REMOVAL OF EXISTING WINDOWS & REPAINT ALL
- EXISTING 10" EXP. CEDAR SIDING PATCH TO MATCH EXISTING AFTER REMOVAL OF EXISTING WINDOWS & REPAINT ALL
- PROV. "GAF LIFETIME" ASPHALT/FLT. SHINGLES (PORCH ROOF COVER IS 15 LB FELT, U.O.N. (COLOR TO MATCH EXT. G.)
- PROV. "WEATHERWATCH" UNDERLAY, ALONG ENTIRE BOTTOM EDGE OF ROOF UP 5'-0" (TYPICAL ALL ROOF AREAS)
- PROV. ONE 2" X 10" SUB-FASCIA WITH 5/4" X 10" "VERBAST" FASCIA. FILL ALL NAIL HOLES & APPLY 2 COATS "BEAUMON MOORE" PAINT OR APP. EQ. (TYP. EXPOSED SIDES)
- 6" WHITE HALF ROUND ALUMINUM GUTTER & LEADERS (TYPICAL ALL AREAS)
- PROV. "VERBAST" BEAR BOARD SOFFIT & 5/4" X 8" FASCIA TRIM (CONTINUOUS)
- 4" SQ. FIBERGLASS STRUCTURAL COLUMN W/ BUILT UP BASE & CROWN TOP OR APP. EQ. (TYP. 7 LOCATIONS)
- PROV. 2" BLUE SLATE PORCH DECK SURFACE OVER 5/4" X 8" GORING SLAB, U.O.N. (COLOR OR TO BE DETERMINED)
- PROV. GILDED STONE (A. ALL SIDES) STILE - "DANSTON" 8" (COLOR GORING STONE" OR APP. EQ. COLOR T.D.P.)



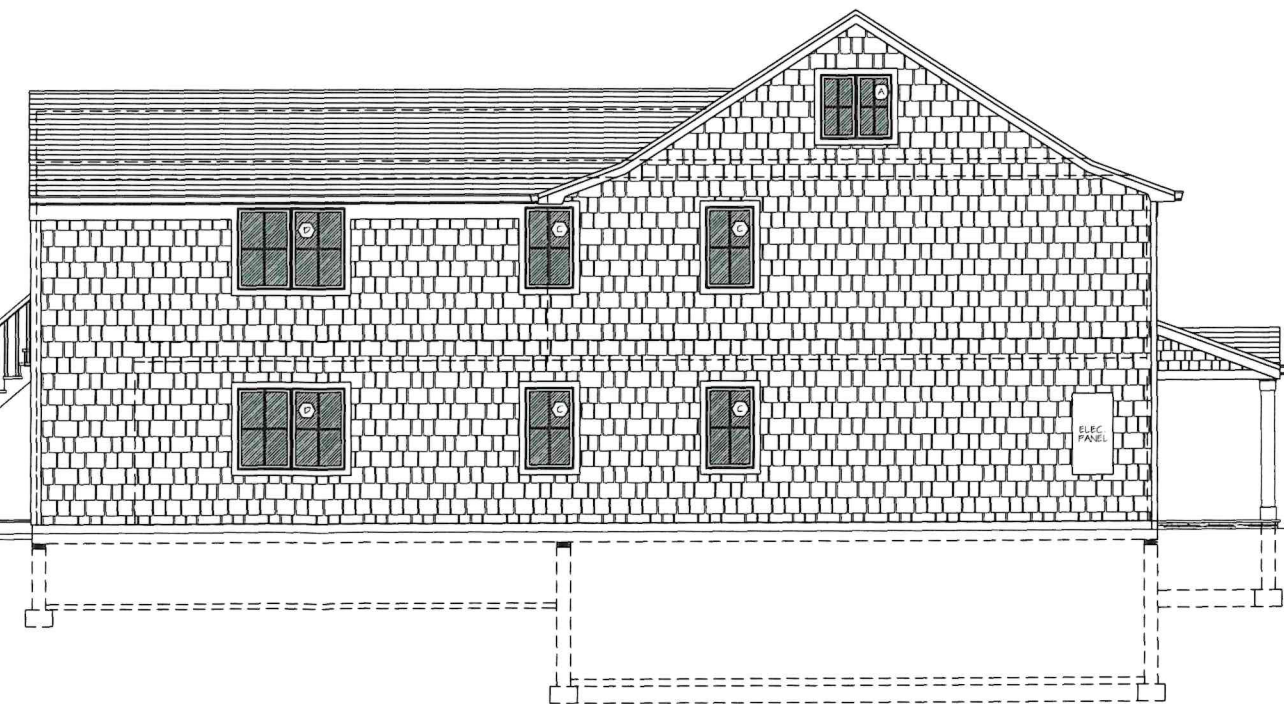
RIGHT ELEVATION

- EXISTING ROOF TO REMAIN. PATCH AREA AFTER REMOVAL OF EXISTING SKYLIGHT TO MATCH ADJ. ROOFING/COLOR
- EXISTING 10" EXP. CEDAR SIDING PATCH TO MATCH EXISTING AFTER REMOVAL OF EXISTING WINDOWS & REPAINT ALL
- SCAB 2" X 10" A.C.D. F.L.B. 1/8" / FT. SLOPE W/ 5/4" A.C.D. F.L.WOOD BO. PROV. EPDM RUBBER ROOFING W/ 5/4" X 4" A.C.D. SLEEPERS ATTACHED TO EPDM. (DO NOT NAIL DIRECTLY TO EPDM.)
- PROVIDE TIMBERTECH "RADIANCE RAIL" SYSTEM OVER 4" X 4" A.C.D. POSTS. FLASHY/CAULK ALL EXPOSED JOINTS. DECKING: "PE" 5/4" X 6" ON CLIP SYSTEM OR APP. EQ. (TYP. ALL AREAS INCLUDING NEW STAIR RAILING & STEPS.)
- 4" SQ. FIBERGLASS STRUCTURAL COLUMN W/ BUILT UP BASE & CROWN TOP OR APP. EQ. (TYP. 7 LOCATIONS)



FRONT ELEVATION

- PROV. ONE 2" X 10" SUB-FASCIA WITH 5/4" X 10" "VERBAST" FASCIA. FILL ALL NAIL HOLES & APPLY 2 COATS "BEAUMON MOORE" PAINT OR APP. EQ. (TYP. EXPOSED SIDES)
- 6" WHITE HALF ROUND ALUMINUM GUTTER & LEADERS (TYPICAL ALL AREAS)
- PROV. ONE 2" X 10" SUB-FASCIA WITH 5/4" X 10" "VERBAST" FASCIA. FILL ALL NAIL HOLES & APPLY 2 COATS "BEAUMON MOORE" PAINT OR APP. EQ. (TYP. EXPOSED SIDES)
- PROV. "VERBAST" BEAR BOARD SOFFIT & 5/4" X 8" FASCIA TRIM (CONTINUOUS)
- 4" SQ. FIBERGLASS STRUCTURAL COLUMN W/ BUILT UP BASE & CROWN TOP OR APP. EQ. (TYP. 7 LOCATIONS)
- PROV. 2" BLUE SLATE PORCH DECK SURFACE OVER 5/4" X 8" GORING SLAB, U.O.N. (COLOR OR TO BE DETERMINED)
- PROV. GILDED STONE (A. ALL SIDES) STILE - "DANSTON" 8" (COLOR GORING STONE" OR APP. EQ. COLOR T.D.P.)



RIGHT ELEVATION

NOTE:
INDICATES HEARING POINT LOAD. THIS LOAD MUST BE TRANSFERRED W/ ADEQUATE VERTICAL BRACING.

NOTE:
CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY AND ALL REVISIONS DUE TO FIELD CONDITIONS, DESIGN, AND/OR GENERAL CONTRACTOR WHICH DIFFER FROM THE CONTRACT DRAWINGS/SPECIFICATIONS.

OFFICE SET
10.2.24

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE & ARE THE PROPERTY OF THE ARCHITECT. NO CHANGES OR MODIFICATIONS SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. ANY REPRODUCTION IN PART OR WHOLE IS STRICTLY PROHIBITED BY LAW.

ISSUED:	7.15.24	ISSUED TO CLIENT FOR REVIEW:	10.03.24
ISSUED:	10.03.24	ISSUED TO GREENPORT BUILDING DEPARTMENT FOR REVIEW:	

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

DWG. NAME:
PROPOSED FRONT, LEFT, RIGHT & REAR ELEVATIONS

DWG. NO.:

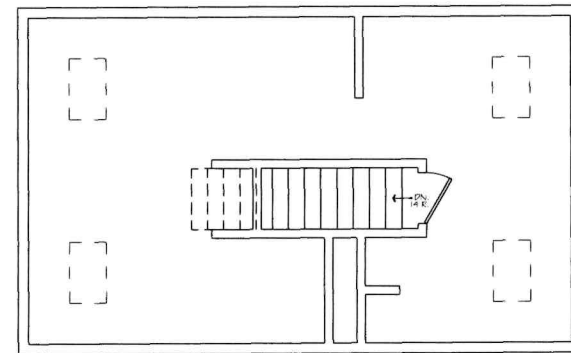
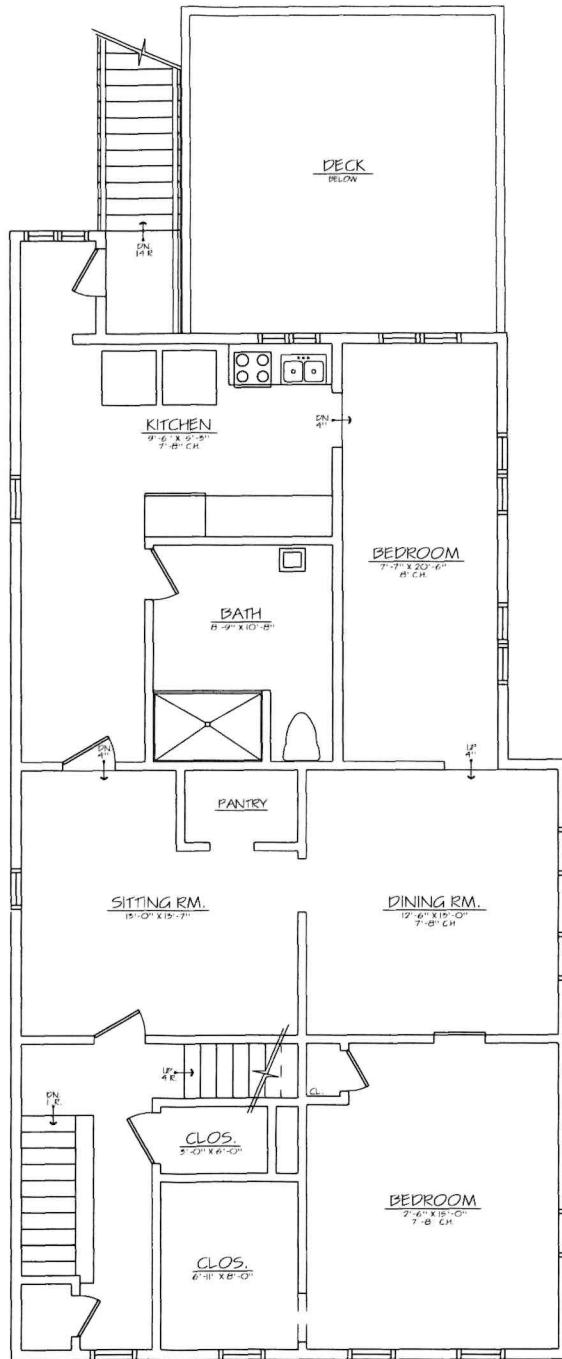
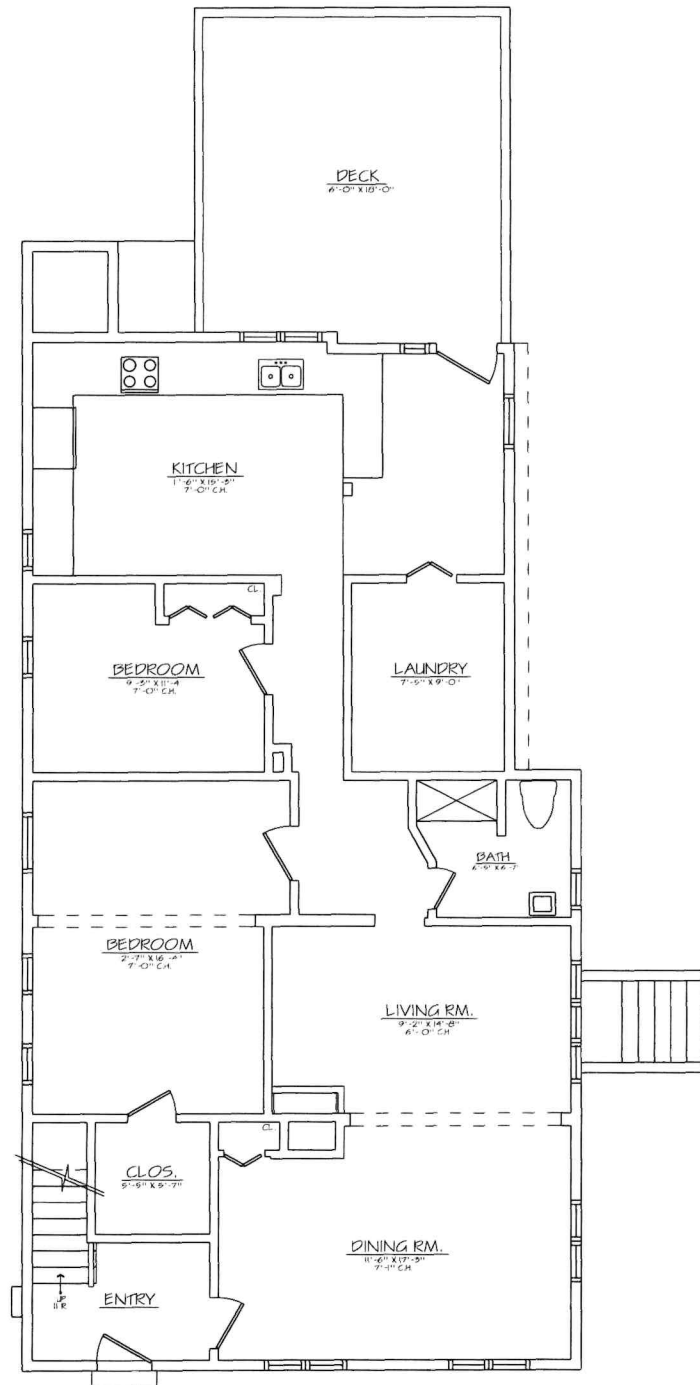
A-3

GENERAL NOTES

1. ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE & LOCAL BUILDING CODES AND ORDINANCES.
2. BEFORE COMMENCEMENT OF WORK, THE GENERAL CONTRACTOR SHALL FURNISH OWNER & ARCHITECT WITH COPIES OF ALL REQUIRED INSURANCE AND WORKER'S COMPENSATION CERTIFICATES INCLUDING NAMES OF ALL SUBCONTRACTORS INVOLVED IN THE CONSTRUCTION.
3. THE CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS SHOWN.
4. THE CONTRACTOR SHALL SUPPLY ALL LABOR AND MATERIAL SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING & PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, DRAINAGE, COLLAPSE, DISTORTION & MISALIGNMENT ACCORDING TO ALL APPLICABLE STATE AND LOCAL CODES.
6. THE GEN'L. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, & COSTS RELATED TO THE WORK OF THIS CONTRACT. THE GENERAL CONTRACTOR SHALL INITIATE ALL REQUIRED INSPECTIONS OF ALL WORK COMPLETED UNDER THIS CONTRACT UNLESS OTHERWISE NOTED.
7. THE SUB-CONTRACTORS SHALL AT ALL TIMES KEEP THE PREMISES CLEAN AND ARE RESPONSIBLE FOR REMOVAL OF ALL RUBBISH CREATED BY THEIR INDIVIDUAL TRADES U.O.N.
8. ANY "EXTRAS" FOR ANY AND ALL FIELD CONDITIONS/ SUBSTANTIAL CHANGES SHALL BE DOCUMENTED WITH THE COST ESTIMATE & APPROVED BY OWNER AND/OR AGENT BEFORE STARTING THE ADDITIONAL WORK.
9. DOUBLE FLOOR JOISTS ARE TO BE INSTALLED UNDER ALL WALL PARTITIONS RUNNING PARALLEL TO THE FRAMING. PROVIDE DOUBLE HOR. JOISTS AT ALL OPENINGS REFER TO CONSTRUCTION DWG'S FOR SIZES.
10. ALL FRAMING LUMBER TO BE DOUGLAS FIR #2 CONST. GRADE OR E.Q.
11. ALL EXTERIOR STRAPPING TO BE ABOVE OR BENEATH EXTERIOR SHEATHING.
12. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL SPECIAL WORK SUCH AS BUT NOT LIMITED TO: MILLWORK, SPRINKLER SYSTEMS AND STEEL WORK. ALL SHOP DRAWINGS NEED THE APPROVAL OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

NOTE

PER REQUIREMENTS BY THE NEW YORK STATE RESIDENTIAL CONSTRUCTION CODE, WE CERTIFY THAT THE DESIGN DECISION IS DONE PER PRESCRIPTIVE DESIGN. ALL OF THE LOAD CALCULATIONS & STRUCTURAL PLANS COMPLY WITH ALL OF NEW YORK STATE CONSTRUCTION CODE BASED ON C.A.I.A.P.A.



ELECTRICAL LEGEND

NOTE: ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE N.Y.S.P.U. AND A CERTIFICATE FROM THE N.Y.S.P.U. IS TO BE PRESENTED TO THE OWNER AT THE COMPLETION OF THE JOB.

THE OWNER SHALL PROVIDE ALL SURFACE MOUNTED LIGHT FIXTURES. ALL OTHER ELECTRICAL EQUIP. TO BE SUPPLIED BY ELECTRICAL CONTRACTOR.

ALL SWITCHES AND RECEPTACLES TO BE "LUTON", "DECORA" COLOR TYP. RECESSED DOWNLIGHTS TO BE "LIGHTOLIER" OR APP. E.Q. "NEW" - WHITE 2 1/2".

NOTE: CONTRACTOR SHALL PROVIDE DIMMER SWITCHES FOR ALL RECESS. DOWNLIGHTS. VERIFY LOCATIONS OF ALL ELEC. DEVICES WITH CLIENT.

- 1. DUPLEX ELECTRICAL RECEPTACLE
 - 2. DOUBLE DUPLEX ELECTRICAL RECEPTACLE
 - 3. DUPLEX SEPARATE CIRCUIT RECEPTACLE
 - 4. DUPLEX RECEPTACLE / GROUND FAULT INTERRUPT
 - 5. WALL SWITCH
 - 6. 3-WAY WALL SWITCH
 - 7. 4-WAY WALL SWITCH
 - 8. RECESSED DOOR ACTIVATED SWITCH
 - 9. RECESSED DOWNLIGHT (100W) "1" LIGHTOLIER" OR APP. E.Q.
 - 10. EXTERIOR RECESSED DOWNLIGHT (100W) "1" LIGHTOLIER" OR APP. E.Q.
 - 11. CEILING MOUNTED JUNCTION BOX
 - 12. WALL MOUNTED JUNCTION BOX
 - 13. WALL MOUNTED DUAL SPOTLIGHT
 - 14. NEW CEILING MOUNTED JUNCTION BOX FOR SURFACE FAN/LIGHT WITH DUAL SWITCH AT WALL. FIXTURE TO BE SUPPLIED BY OWNER.
 - 15. NEW CEILING MOUNTED JUNCTION BOX FOR RECESSED EXHAUST FAN/LIGHT WITH DUAL SWITCH AT WALL. "BROWN" HEAVY DUTY UNIT OR APP. EQUIV.
 - 16. NEW CABLE TV RECEPTACLE (TO BE WIRED TO CENT. CONTROL BOX)
 - 17. NEW STRUCTURED CABLE (TO BE WIRED TO CENT. CONTROL BOX)
 - 18. SMOKE / CARBON MONOXIDE DETECTOR TO BE WIRED TO CENTRAL CONTROL BOX
 - 19. NEW DOORBELL
- NOTE: ALL OUTLETS IN GARAGE AREA TO BE ON A 5 C.

NOTE:
INDICATES BEARING POINT LOAD.
THIS LOAD MUST BE TRANSFERRED
W/ ADEQUATE VERTICAL BRACING.

NOTE:
CONTRACTOR TO NOTIFY THE ARCHITECT
OF ANY AND ALL REVISIONS DUE TO FIELD
CONDITIONS, CLIENT, AND/OR GENERAL
CONTRACTOR WHICH DIFFER FROM THE
CONSTRUCT. DRAWINGS/ SPECIFICATIONS.

OFFICE SET
10.2.24

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE &
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ARCHITECT. ANY REPRODUCTION IN PART OR
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11. ALL EXTERIOR SHEATHING TO BE ABOVE OR BENEATH EXTERIOR SHEATHING.
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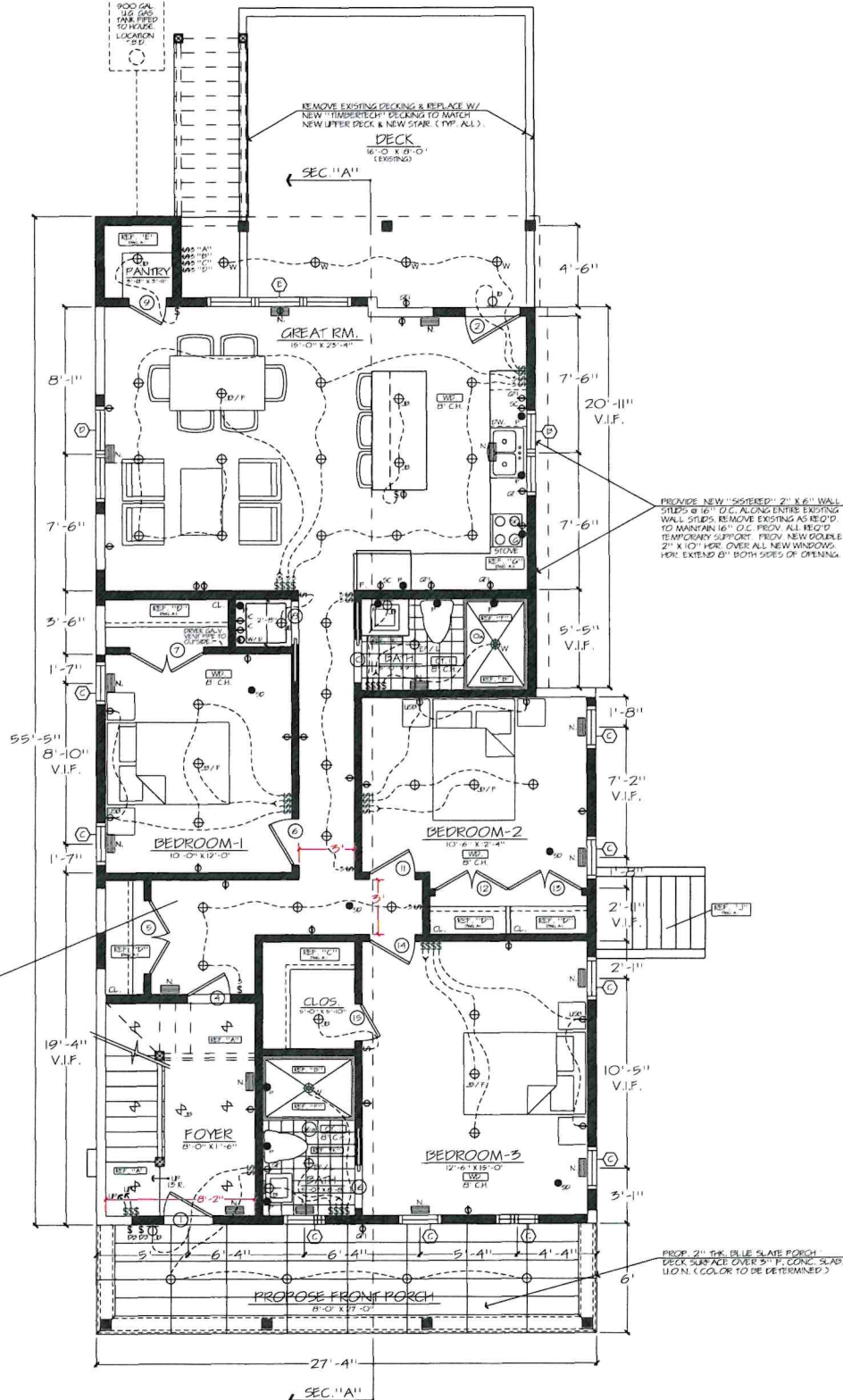
NOTE

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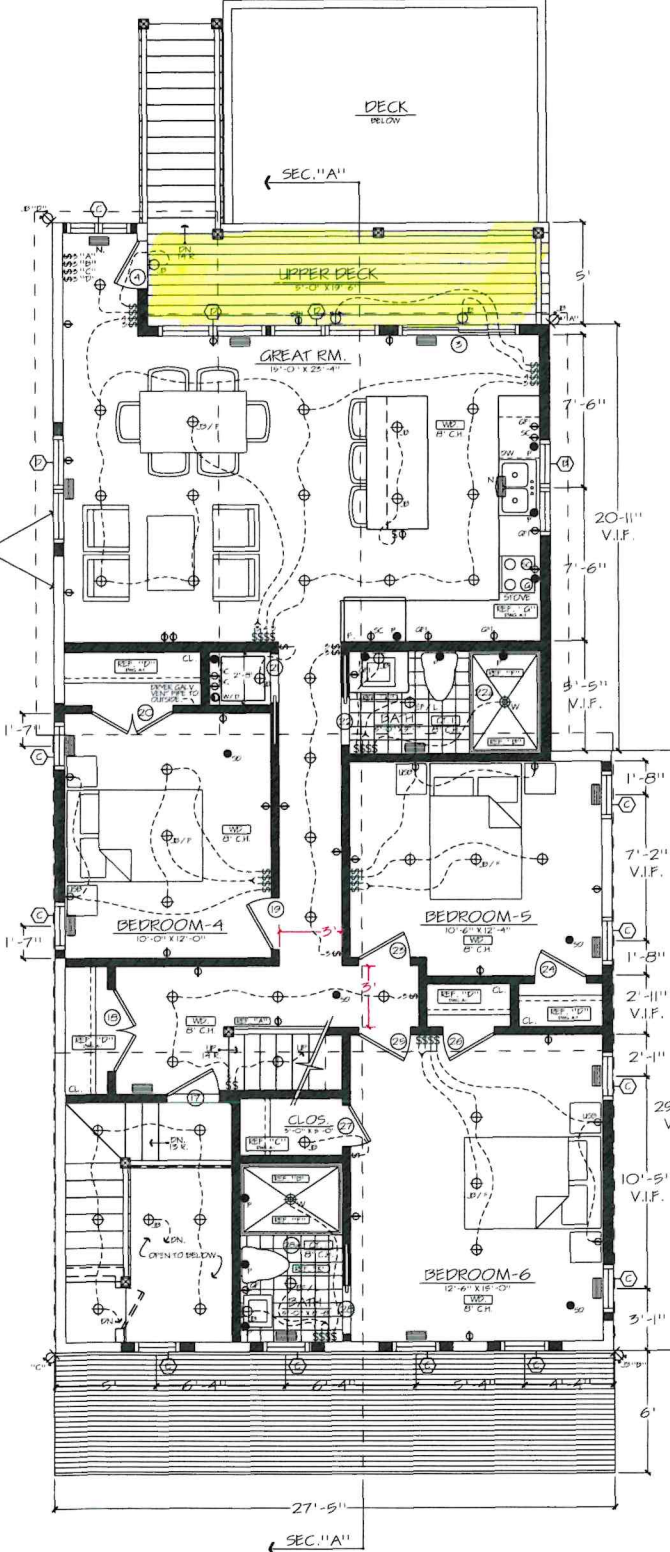
REFERENCE NOTES:

- REF-01: PROVIDE NEW WOOD STAIR BOARDS CLEAR FINE RISERS W/ RED OAK TREADS. FORMED CUSTOM RAILINGS / SPINDLES TO REPLACE LOW DRYWALL WALL ABOVE. PROV. 2 COATS OIL BASED POLYURETHANE ALL EXPOSED SURFACES.
- REF-02: PROVIDE CUSTOM 1/2" THK. (TEMPERED) SHOWER GLASS PANEL & DOOR WITH CUSTOM BRUSHED BRASS HANDLE AND HINGES. (66" H.) ON 5" W. MARBLE SADDLE.
- REF-03: PROV. ALLOWANCE FOR 5 CUSTOM BUILT-IN WALL UNITS TO CLG. VENEER TO BE STAINED WALNUT OR APP. EQ. ON ALL EXPOSED SURFACES BOTH INTERIOR / EXTERIOR. INTERIOR TO BE DESIGNED.
- REF-04: CLOSET INTERIOR TO CONSIST OF CONT. FIXED COAT ROD & 94 UNITS TO BE MADE OF CLEAR FINE PAINTED W/ 3 COATS OF BEN. MOORE SEMI-GLOSS PAINT.
- REF-05: CLOSET INTERIOR TO CONSIST OF 5 FIXED SHELVES ON RIGHT SIDE (1/2 CLOSET WIDTH). LEFT SIDE TO CONSIST OF CONT. FIXED COAT ROD & 5 FIXED SHELVES TO BE MADE OF CLEAR FINE PAINTED W/ 3 COATS OF BEN. MOORE SEMI-GLOSS PAINT.
- REF-06: PROV. CUSTOM EPOXY AL. SHOWER PAN ALL NEW SHOWERS. PREPARE FOR NEW CERAMIC TILE (TYPICAL ALL SHOWERS).
- REF-07: PROV. POL. CHROME CH. EXHAUST FAN TO BE DUCTED OUTSIDE ADJ. WALL. ALLOW \$1,200.00 FOR UNIT AND DUCTING. PROVIDE 8" DIA. EXHAUST VENT TO TO EXTERIOR WALL SOFFIT AREA. (GALVANIZED & SCREENED).
- REF-08: PROV. PULL-DOWN ATTIC ACCESS STAIR, "BESSLER" OR APP. EQ.
- REF-09: PROVIDE FINE RISERS / RING BASEMENT STAIR WITH FORMED HANDRAIL. (SHIP'S LADDER TO FIT FLOOR TO FLOOR HEIGHT-V.I.F.)
- REF-10: PROVIDE ALLOWANCE FOR 36" H. X 56" W. CABINET W/ PLASTIC LAMINATE TOP & SPACE FOR RECESSED KOLER VANTY SINK.

NOTE:
ALL FIRST FLOOR CEILINGS WILL HAVE 5/8" FIRE CODE "X" DRYWALL THROUGHOUT PER FIRE CODE FOR 2 FAMILY RESIDENCE.



FIRST FLOOR PLAN



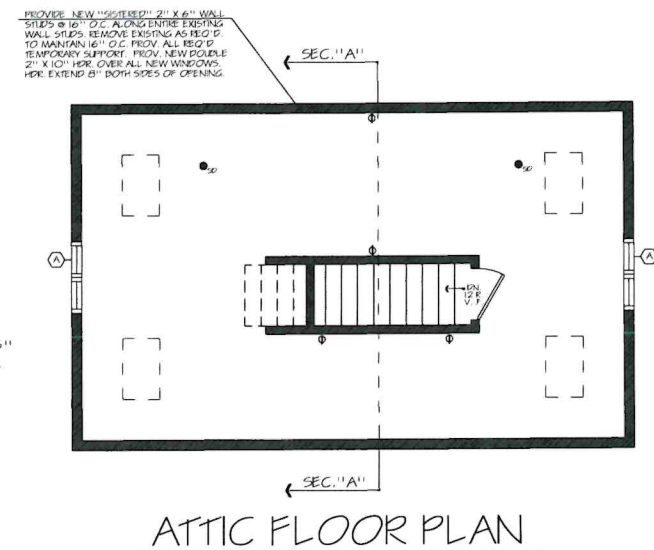
SECOND FLOOR PLAN

ELECTRICAL LEGEND

- ⊕ DUPLEX ELECTRICAL RECEPTACLE
- ⊕⊕ DOUBLE DUPLEX ELECTRICAL RECEPTACLE
- ⊕⊕⊕ DUPLEX SEPARATE CIRCUIT RECEPTACLE
- ⊕⊕⊕ DUPLEX RECEPTACLE / GROUND FAULT INTERRUPT
- ⊕ WALL SWITCH
- ⊕ 3-WAY WALL SWITCH
- ⊕ 4-WAY WALL SWITCH
- ⊕ RECESSED DOOR ACTIVATED SWITCH
- ⊕ RECESSED DOWNLIGHT (100W) "LIGHTOLIER" OR APP. EQ.
- ⊕ EXTERIOR RECESSED DOWNLIGHT (100W) "LIGHTOLIER" OR APP. EQ.
- ⊕ CEILING MOUNTED JUNCTION BOX
- ⊕ WALL MOUNTED JUNCTION BOX
- ⊕ WALL MOUNTED DUAL SPOTLIGHT
- ⊕ NEW CEILING MOUNTED JUNCTION BOX FOR SURFACE FAN / LIGHT WITH DUAL SWITCH AT WALL. FIXTURES TO BE SUPPLIED BY OWNER.
- ⊕ NEW CEILING MOUNTED JUNCTION BOX FOR RECESSED EXHAUST FAN / LIGHT WITH DUAL SWITCH AT WALL. "BESSER" HEAVY DUTY UNIT OR APP. EQ.
- ⊕ SMOKE / CARBON MONOXIDE DETECTOR TO BE WIRED TO CENTRAL CONTROL BOX.

CONSTRUCTION LEGEND

- REMOVE EXTERIOR / INTERIOR PARTITION AND PROVIDE TEMPORARY BRACING AS REQUIRED.
- NEW EXTERIOR PARTITION - 2" X 4" WOOD STUD WALL W/ 1/2" AGG. PLYWOOD EXTERIOR SHEATHING (DUELSKIN WRAPPED & TAPED) W/ 1/2" GYP. BD. ALL EXTERIOR SURFACE W/ 6" HD. INSULATION. PROV. VERAPLEX TERM TO MATCH EXIST'G. SUNROOM.
- NEW INTERIOR PARTITION - 2" X 4" WOOD STUD WALL W/ 1 LAYER 1/2" GYP. BD. SCREWED / TAPED BOTH SIDES.
- INTERIOR TRIM - REFER TO TRIM LEGEND.
- ALL EXTERIOR WINDOWS TO BE REPLACED WITH NEW "ANDERSEN ACO SERIES" CASEMENT WINDOWS WITH SIMULATED DIVIDED LITES AS SHOWN ON ELEVATIONS.



ATTIC FLOOR PLAN

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