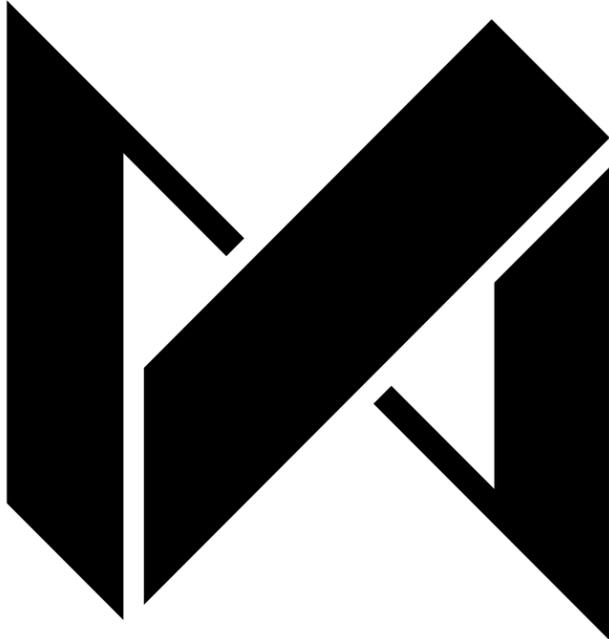


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434 Main Street
Greenport, NY
March 3, 2022



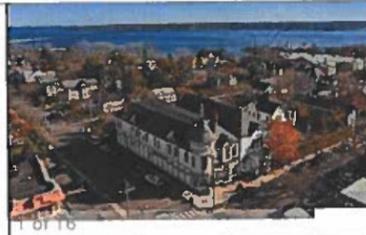
CONTENTS

- I. Lot and Building Information**
- II. Drawings: Existing Conditions and Proposed**
- III. Historic Photos**
- IV. Exterior Photos**
- V. Interior Photos**



LOT AND BUILDING INFORMATION

ML# Search Support



Village:
 Sec/Area: Dis: 1001 Sec: 4
 Block: 7 Lot: 25
 APOD Attached:
 Aprox Year Built: 1894
 Zoning: Commercial
 Lot Sqft: 5227

Type Sale: Property
 Property Type: Mixed Use
 Sale or Lease: Sale Units:
 Rent Per Sqft:
 Available Interior Sqft: 5000
 GLA Total in Building:
 Office %:
 Vacancy %:

Cross Street: Central Avenue Walk Score®: 71

Directions: Front Street to Main Street
 Business Currently Located At:

Agent Only Remarks: Selling property and building 'As Is'. Contact listing agents for appointment.

Public Remarks: Amazing opportunity to own a historic Greenport Village building. Circa 1894 iconic auditorium and theatre building which is currently operating as the well known Goldin's Furniture store. This commercial building currently serves as a fabulous retail space. In the past the building has been a local theatre, auditorium and law office. The unique architecture and rich history of this property seeks the buyer with vision and a dream to bring this stage back to life.

Personal Property Exclusions:
 Modifications Exclusions:

Business Info	Annual Income	Building Info
Business Type: Desc of Business: DBA: Business Age: Lease Years: Inventory Included: Inventory: Lsehold Improve: Fixtures and Equip: Seats: Business NOI: RE Included: Auction Listing: Auction Terms of Sale Listing: Contract Vendee Listing:	Owner Operating Inc: Owner Operating Exp: Net Operating Inc: 0 Other Income: Potential Rental Income: Expenses: Gross Profit %: Utilities: HVAC Tonnage: Electric Phase: Amps: Sewer Desc: Municipal Water Desc: Heating Fuel: Oil Heating Type: Forced Air, Hot Air Hotwater:	Current Uses: Mixed, Retail Building Size: 3300 Number of Buildings: 1 Stories: 2 Under Steel: 0 Number of Docks: 2 Tail Board#: 0 Overhead Door: 2 Overhead Door Height: Year Built Exception: Year Renovated: Space on Floor#: 0 Front Feet: Parking Spaces at Bldg: Parking Avail this Unit:

Waterfront Features:

View:

Green Features:

Broker Reception Info

There are no Broker Receptions scheduled for this Listing!
 There are no Consumer Receptions scheduled for this Listing!

Compensation Offered on Sale

Type of Comp to Coop Broker for Sale: Fixed Rate%
 Comp Offered on Sale: 2.5% Brokers agent, 2.5% Buyers Agent
 Type of Comp to Coop Broker for Business: Fixed Rate\$

Offers of compensation are for Onekey™ MLS Participants only.

Agreement Type: Excl Right

List Date: 12/01/2020	Original LP: \$2,950,000	Original Lease Price:
Exp Date: 11/24/2021	Prior LP: \$2,500,000	Last Lease Price:
	List Price: \$3,500,000	Lease Expiration Date: 11/25/2020

Listing Office/Agent Info			
Douglas Elliman Real Estate (DERE66)	631-477-2220	Kenneth D. Poliwoda	631-379-6046
Co-Listing Office/Agent Info			
Douglas Elliman Real Estate (DERE66)	631-477-2220	Barbara J. Poliwoda	631-335-1878
Douglas Elliman Real Estate (DERE50)	631-298-8000	Stephen J. Pisacano	631-484-6505

Occupancy Date:
 Seller Financing: Owner: Aurichio
 Show Instr: Call Listing Agents for appointment
 Lockbox: Neg Dir:

Notes:

Add Notes

434 MAIN STREET — LOT AND BUILDING INFORMATION

SCALE N/A
 CLIENT Lucy Barnes
 PROJECT NUMBER 21.73
 DATE FEBRUARY 2nd, 2021

04



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 NYC 10001
 dxastudio.com T 212 874 0567



Village of Greenport
 236 Third Street, Greenport, New York, 11944
 Tel: (631) 477-0248 Fax: (631) 477-1877
 www.villageofgreenport.org

APPLICATION FOR PUBLIC ACCESS TO RECORDS

Date Prepared: 02/01/2022 08:57 AM
 Due Date: To
 Sort By: ASC
 Suppress Zero Balance Due Dates: No

**VILLAGE OF GREENPORT
 Bill Detail Form**

Year: 2021 Seq: 01 Bill No: 593
 Owner: AURICCHIO ANDREW A

Bank:
 District: 473801
 Parcel ID: 4.-7-25
 Location: 434 MAIN ST

Acct No: 20

Inst	Due Date	Purpose	Type	Trans. Date	Batch No.	Rec/Ref #	Amount	Trans No	Seq.
1	06/01/2021	VILLAGE TAX	CHG	06/01/2021	1		1,192.44	24615	1
		BUSINESS IMP DI	CHG	06/01/2021	1		249.85	24615	1
		BUSINESS IMP DI	PMT	06/28/2021	2	211785	(249.85)	10532	2
		VILLAGE TAX	PMT	06/28/2021	2	211785	(1,192.44)	10532	2
Bill Total							0.00		

SECTION 1 - TO BE COMPLETED BY APPLICANT

Date of Application: 11/30/21
 Name of Applicant: LUCY BARNES
 Address of Applicant: 1815 ALBERTSON LANE, GREENPORT, NY 11944
 Applicant Phone Number: (617) 664-0926
 Applicant E-Mail Address: lucybarnes@gmail.com

DESCRIBE IN THE BLANK SPACE BELOW RECORD(S) SOUGHT TO INSPECT:
 Please describe the record(s) sought as specifically as possible. (If applicable, please include dates, tax map number, and any other information that will help locate the record desired). If you fail to do so, your request may be denied. The Freedom of Information Law is designed to provide records, not information. It is not a vehicle to question government officials or employees.
 By signing this application, the applicant agrees that the record(s) requested shall not be utilized in any matter tending to constitute unwarranted invasion of personal privacy. It is further agreed to indemnify and hold the Village of Greenport harmless from any claim arising from any such unauthorized use of the record(s) requested.

ANY and ALL INFORMATION ON FILE FOR 434 MAIN ST, GREENPORT. SURVEYS, OPEN BUILDING PERMITS, TAXES, VIOLATIONS, FLOOR PLANS, HISTORICAL PHOTOGRAPHS + SURVEYS.

- I desire to schedule a date and time to review the requested record(s).
- I desire that copies of the requested record(s) be sent via e-mail.
 (There may be a cost incurred, depending on the specific record(s) requested.)
- I desire copies of the record(s) sought and hereby agree to pay a statutory fee.
 (Cost of reproduction to be determined by document size and number of pages.)

THE VILLAGE OF GREENPORT RESERVES THE RIGHT TO REQUIRE ADVANCE PAYMENT PRIOR TO THE REPRODUCTION OF REQUESTED RECORDS

[Signature] LUCY BARNES
 Applicant Signature & Printed Name Applicant Represents

SECTION 2 - COMPLETED BY AGENCY FREEDOM OF INFORMATION OFFICER

Receipt of this request is hereby acknowledged. You will receive a response as quickly as possible. Please allow twenty (20) business days for processing before contacting this office. PLEASE NOTE: F.O.I.L. requires an agency respond to the original request within five (5) business days. THERE IS NO SPECIFIC TIME LIMIT TO PRODUCE THE DOCUMENTS.

- APPROVED No documents were found in this office which are responsive to your request.
- DENIED (for the reasons checked below):
 Confidential disclosure Part of investigatory files Record not maintained by Agency Exempt from F.O.I.L. Act
- Other:

Sylvia Picillo [Signature] 12/17/2021
 Officer Name Signature Date

SECTION 3 - NOTICE TO APPLICANT

You have a right to appeal the denial of this application in writing, to the Office of the Village Attorney:
 Joseph W. Prokop - 267 Carleton Avenue, Suite 301, Central Islip, N.Y. 11722 (631) 234-6200 within 30 days of the denial.
 The contacted person must respond to you in writing within ten (10) business days from receipt of your appeal.

434 MAIN STREET — LOT AND BUILDING INFORMATION

SCALE N/A
 CLIENT Lucy Barnes
 PROJECT NUMBER 21.73
 DATE March 17, 2022

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
 NEW YORK STATE PARKS AND RECREATION
 ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
 QUAD _____
 SERIES _____
 NEG. NO. _____

YOUR NAME: Lubov DATE: 10/27/77

YOUR ADDRESS: 18 South Street TELEPHONE: 477-1121

ORGANIZATION (if any): Cultural Resource Center

IDENTIFICATION

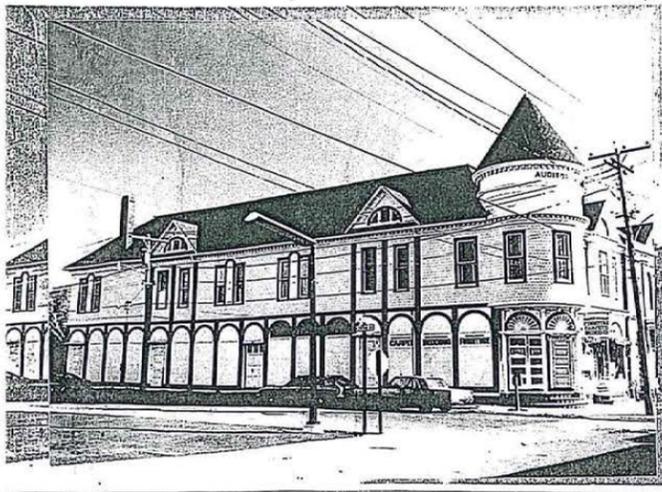
1. BUILDING NAME(S): _____
 2. COUNTY: Suffolk TOWN/CITY: Southold VILLAGE: Greenport
 3. STREET LOCATION: 434 Main Street
 4. OWNERSHIP: a. public b. private
 5. PRESENT OWNER: Dominick Aurichio ADDRESS: N. Road, Southold
 6. USE: Original: Auditorium/Theater Present: furniture store
 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
 Interior accessible: Explain yes

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
 e. cobblestone f. shingles g. stucco other: _____
 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints
 b. wood frame with light members
 c. masonry load bearing walls
 d. metal (explain) _____
 e. other heavy members
 10. CONDITION: a. excellent b. good c. fair d. deteriorated
 11. INTEGRITY: a. original site b. moved if so, when? _____
 c. list major alterations and dates (if known): _____

12. PHOTO: Roll 65R fr. 5

13. MAP:



14. THREATS TO BUILDING: a. none known b. zoning c. roads
 d. developers e. deterioration
 f. other: _____
 15. RELATED OUTBUILDINGS AND PROPERTY: a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: NONE
 j. other: _____
 16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
 a. open land b. woodland
 c. scattered buildings
 d. densely built-up e. commercial
 f. industrial g. residential
 h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
 (Indicate if building or structure is in an historic district)

This very handsome, large, impressive, Queen Anne style building is situated in the main, commercial, historic section of Greenport. It adds to the turn-of-the-century atmosphere of the area.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

Dressing rooms in the basement, below the stage, and upstairs. Wainscoting in the basement. Heavy, iron balcony supports. Posters, bills and programs (original) on walls. Round ceiling light. Curved balcony with ornate metal grillwork. Semi-circular side windows under balcony. wide wainscoting and wood-SIGNIFICANCE work above and surrounding stage. Stage, side staircases.

19. DATE OF INITIAL CONSTRUCTION: 1894

ARCHITECT: George N. Flack

BUILDER: Charles Corwin

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

Built through the impetus of Miss Sarah Adams, the Auditorium was the center for cultural entertainment until 1938. It offered such diverse programs as serious plays, vaudeville, John Phillips Sousa, etc.

It is now the Goldin Furniture Co. and, upstairs, the Dominick Aurichio law office.

21. SOURCES: Dominick Aurichio

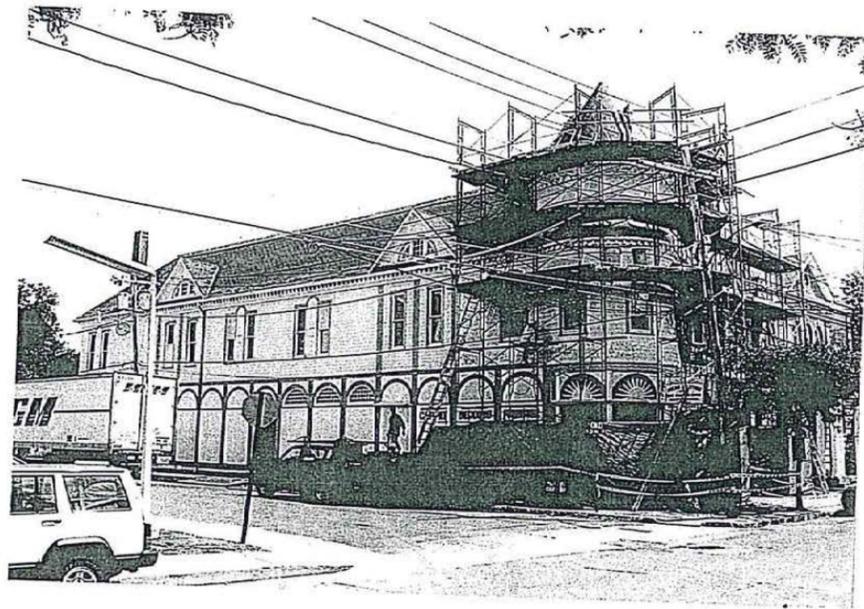
22. THEME: Theater

434 MAIN STREET — LOT AND BUILDING INFORMATION

NYS BUILDING-STRUCTURE INVENTORY FORM
Amendment Sheet, p. 1
1998

434 Main Street, SCTM: 004-07-25
Aurichio, Andrew A.

12. Photograph, 1998



17. This building is located on the southeast corner of Main Street and Central Avenue in the historic district.

18. This large 2 ½ story building was an old auditorium. Now it houses Goldin Furniture. Despite the change in use, the building has been well preserved both on the inside and out. The building has a flat-topped hipped roof with decorative gables along the sides. The small gables have arched three panel windows. There is a large turret on the front northwest corner of the building. The first story of the turret is a recessed porch leading to a corner entrance. The porch has round columns, steps all around, and a spindled wheel pattern filling each top arched panel. The side first story has wood paneled siding with decorative trim arches repeated throughout. The second story is sided with white scalloped shingles. There are 1/1 windows throughout the second story except for the two sets of Palladian style windows at the center of the north side. The building has a large dentiled cornice and scalloped shingles in the gables. The front gable is missing a window. The shingles flair out at the bottom of the second story level of the turret and

NYS BUILDING-STRUCTURE INVENTORY FORM
Amendment Sheet, p. 2

18. (continued) light bulb sockets are spaced out along the bottom. On the north side, every fourth panel is a door. The top of the turret has a dentiled cornice with a wide entablature. There is some applied wreath like ornamentation in the entablature. The storefront faces Main Street; it has a recessed entrance flanked by display windows with arched trim above on either side. The center of the front second story extends out in line with the gable overhead. The building is well maintained and appears mostly original. The interior details have been preserved well considering the change in building use. Rugs have been put down over the floors and furniture fills the auditorium, but the stage and balcony appear to be in excellent condition. The exterior of the building is currently being maintained. The roof is being repaired and the building is being repainted.

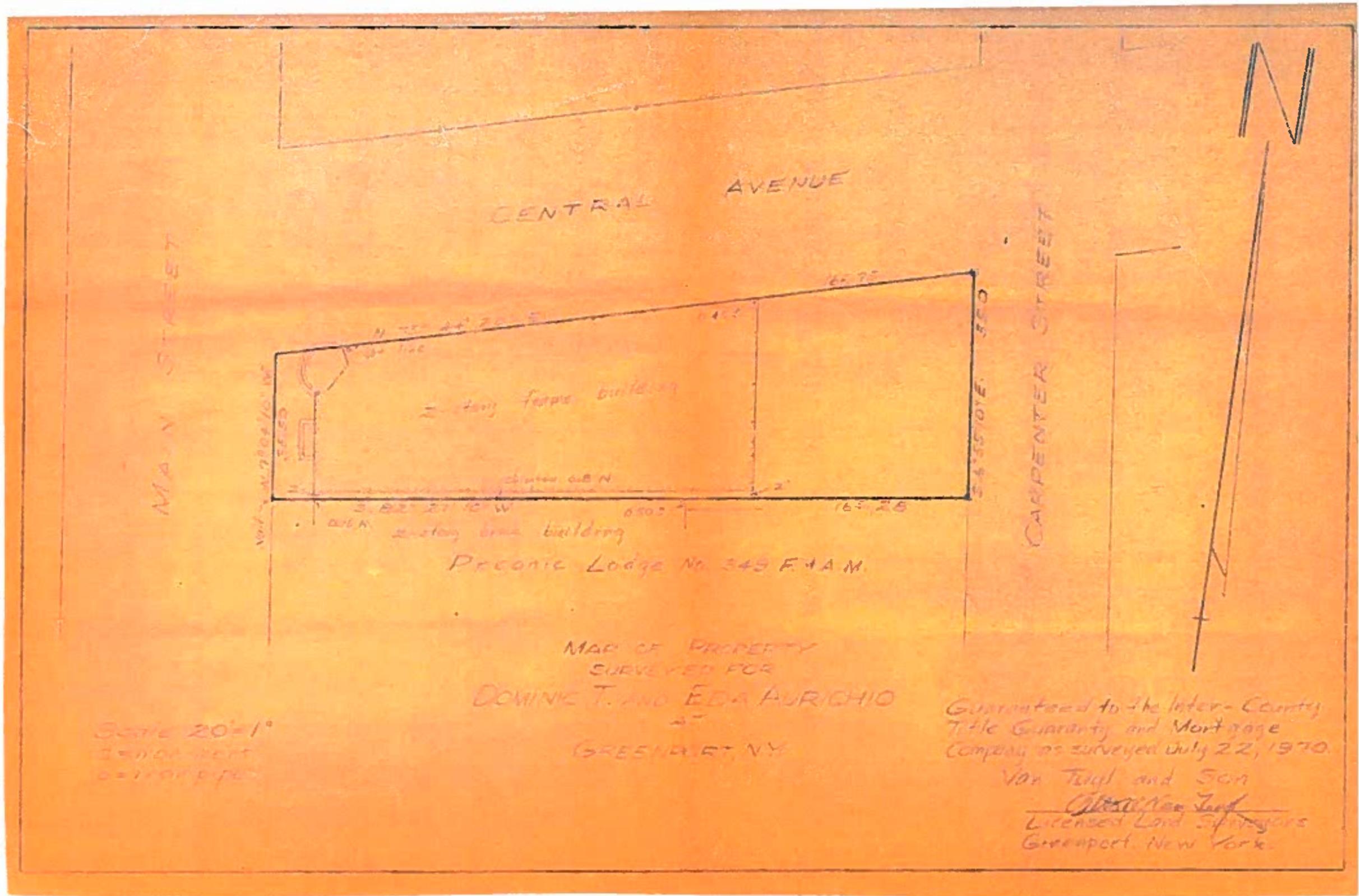
434 MAIN STREET — LOT AND BUILDING INFORMATION

SCALE	N/A
CLIENT	Lucy Barnes
PROJECT NUMBER	21.73
DATE	March 17, 2022



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07



434 MAIN STREET — SITE PLAN



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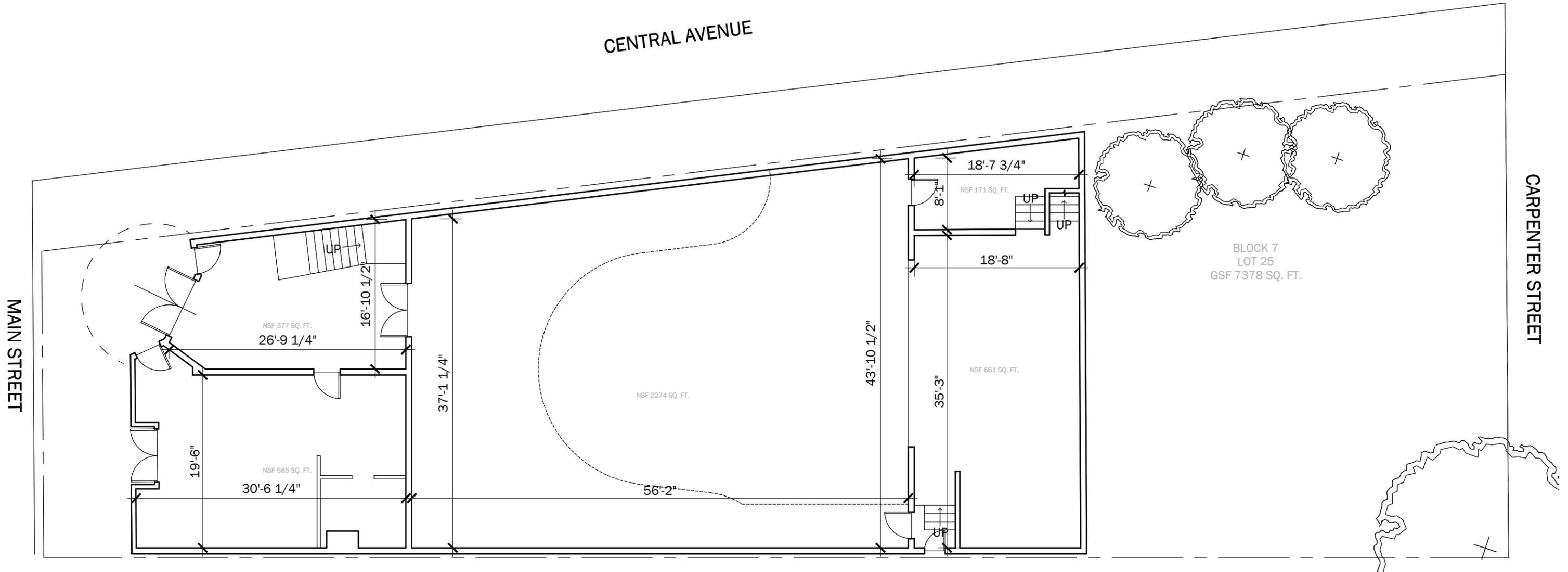
SCALE
 CLIENT
 PROJECT NUMBER
 DATE

N/A
 Lucy Barnes
 21.73
 FEBRUARY 2nd, 2021

06

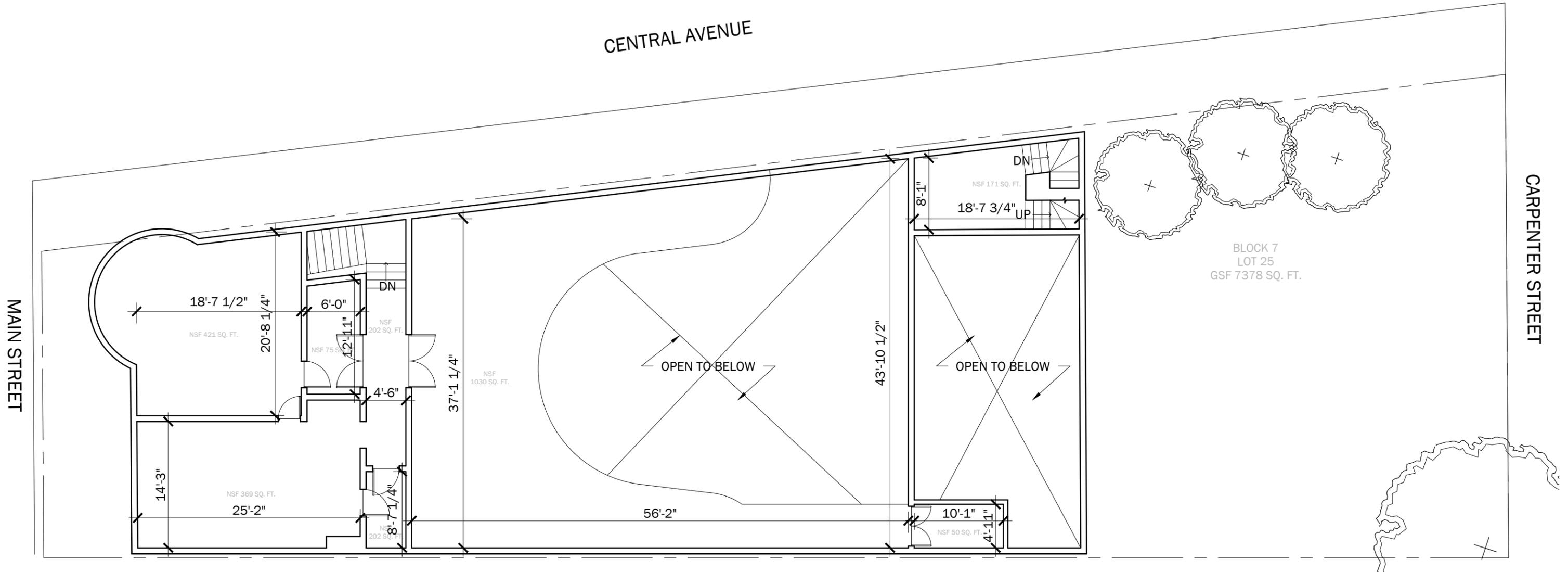


**DRAWINGS:
EXISTING CONDITIONS
AND PROPOSED**



GSF 4355 SQ. FT. BASEMENT GSF—**1740 SQ. FT.**
 GROUND FLOOR GSF—**4355 SQ. FT.**
 SECOND FLOOR GSF—**2516 SQ. FT.**
 TOTAL GSF—**8611 SQ. FT.**

434 MAIN STREET — **EXISTING CONDITIONS - GROUND FLOOR**



BASEMENT GSF—**1740 SQ. FT.**
 GROUND FLOOR GSF—**4355 SQ. FT.**
 SECOND FLOOR GSF—**2516 SQ. FT.**

 TOTAL GSF—**8611 SQ. FT.**

434 MAIN STREET — EXISTING CONDITIONS - SECOND FLOOR



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PROJECT	434 Main Street, Greenport	DATE PREPARED	March 16, 2022
PROJECT NUMBER	21.73	PREPARED BY	AD

434 Greenport—Compiled Jan 24th, 2022 Notes

Basement notes:

- Finished storage proposed at westernmost portion of basement
- Possible to house new HVAC, ductwork and electrical service equipment within crawl space?
- Replace existing boiler with gas boiler.
- Finished storage space proposed in easternmost portion of basement
- Glass house extension proposed to contain staging kitchen and catering, stairs to upper level, and staff W.C./Break room

Ground Floor Notes

- Café proposed for northern front-of-house space.
- Retail space with attached private office and W.C. proposed for southern front-of-house space
- Interior windows proposed between café and theater space
- General store/gallery proposed for theater space, can be curtained off from larger area.
- Widened opening between theater seating area and stage right proposed to create entry to glass house.
- ADA access to glass house bathrooms proposed along southern edge of building.
- Various new exits proposed along north edge of building

Second Floor Notes

- Access to turret proposed at Office 1
- Bathroom and kitchenettes proposed as accessory rooms for Office 1 and Office 2
- Storage/showroom, design studio, tambour walls, curtain proposed for upper theater seating area.

434 MAIN STREET — **CLIENT DESIGN NOTES, JANUARY 2022**



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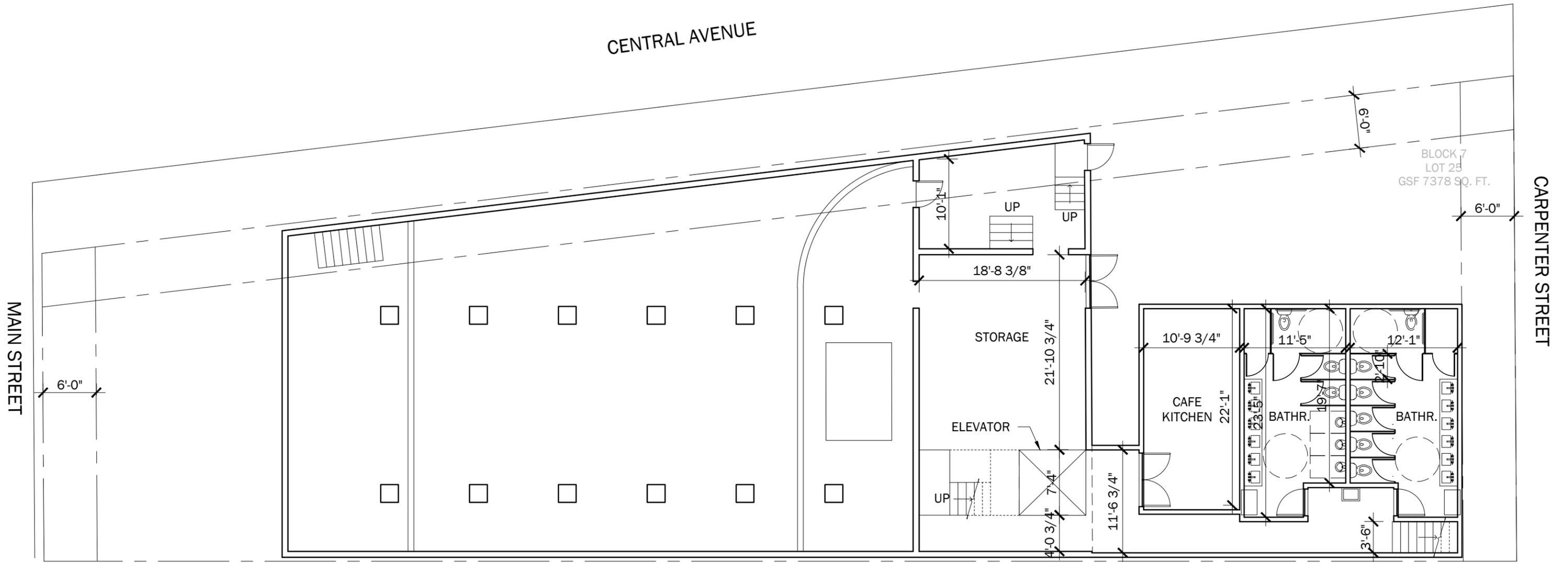
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SCALE
CLIENT
PROJECT NUMBER
DATE

N/A
Lucy Barnes
21.73
March 17, 2022

13

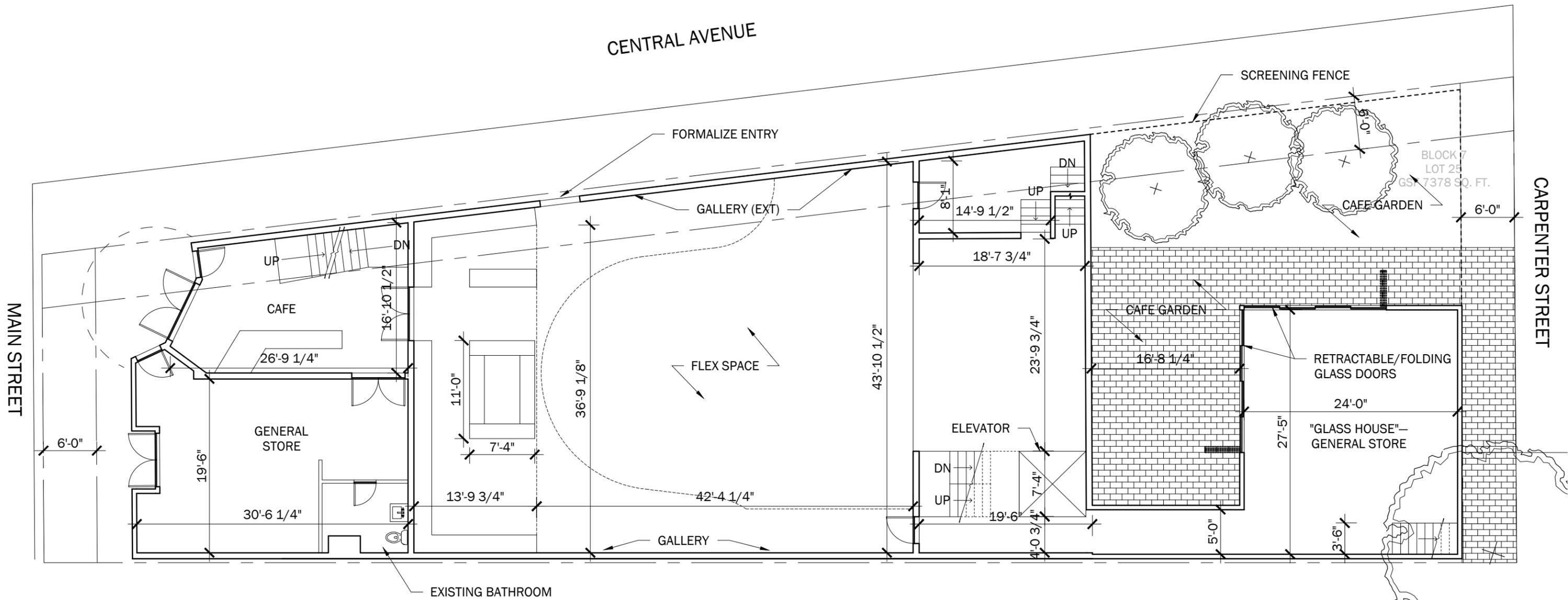


434 MAIN STREET — PROPOSED PLANS - BASEMENT

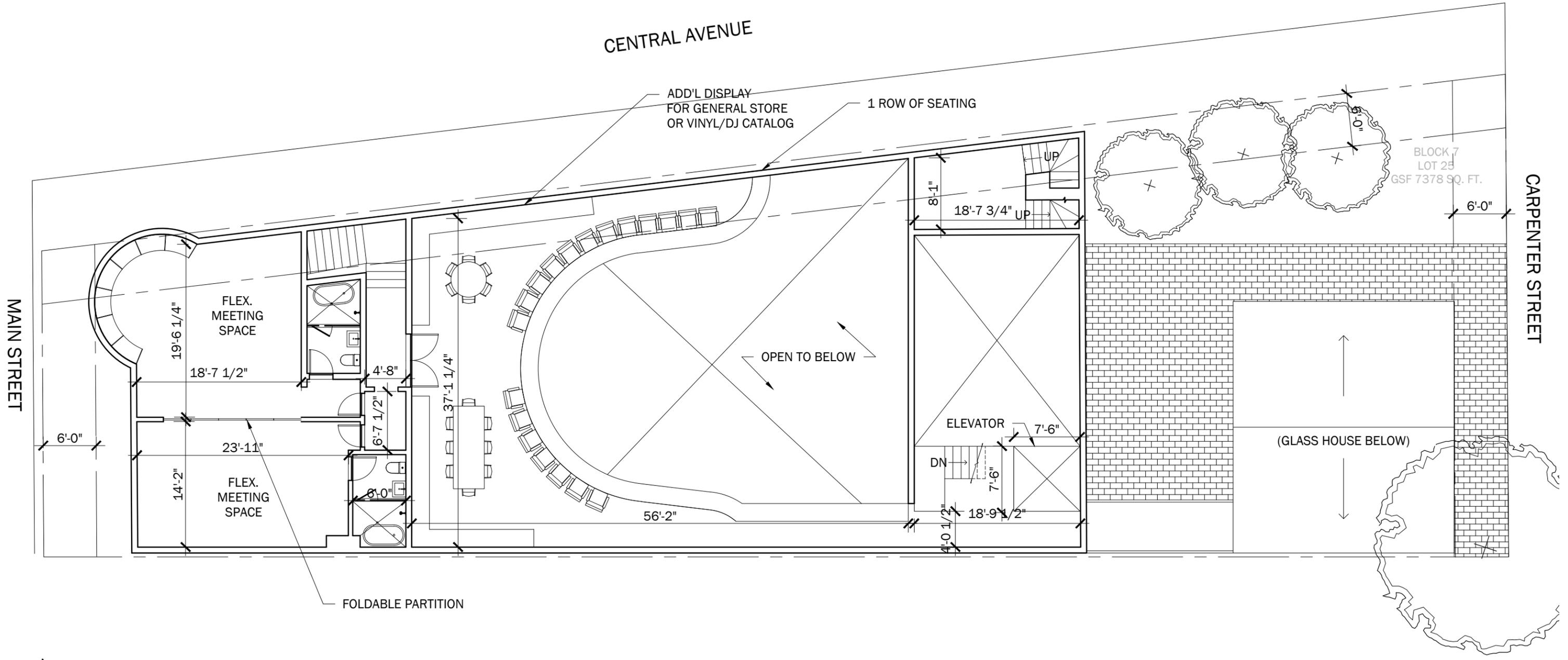


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DATE March 17, 2022



434 MAIN STREET — PROPOSED PLANS - GROUND FLOOR



MAIN STREET

CENTRAL AVENUE

CARPENTER STREET

BLOCK 7
LOT 25
GSF 7378 SQ. FT.

FLEX.
MEETING
SPACE

FLEX.
MEETING
SPACE

ADD'L DISPLAY
FOR GENERAL STORE
OR VINYL/DJ CATALOG

1 ROW OF SEATING

OPEN TO BELOW

ELEVATOR

(GLASS HOUSE BELOW)

FOLDABLE PARTITION

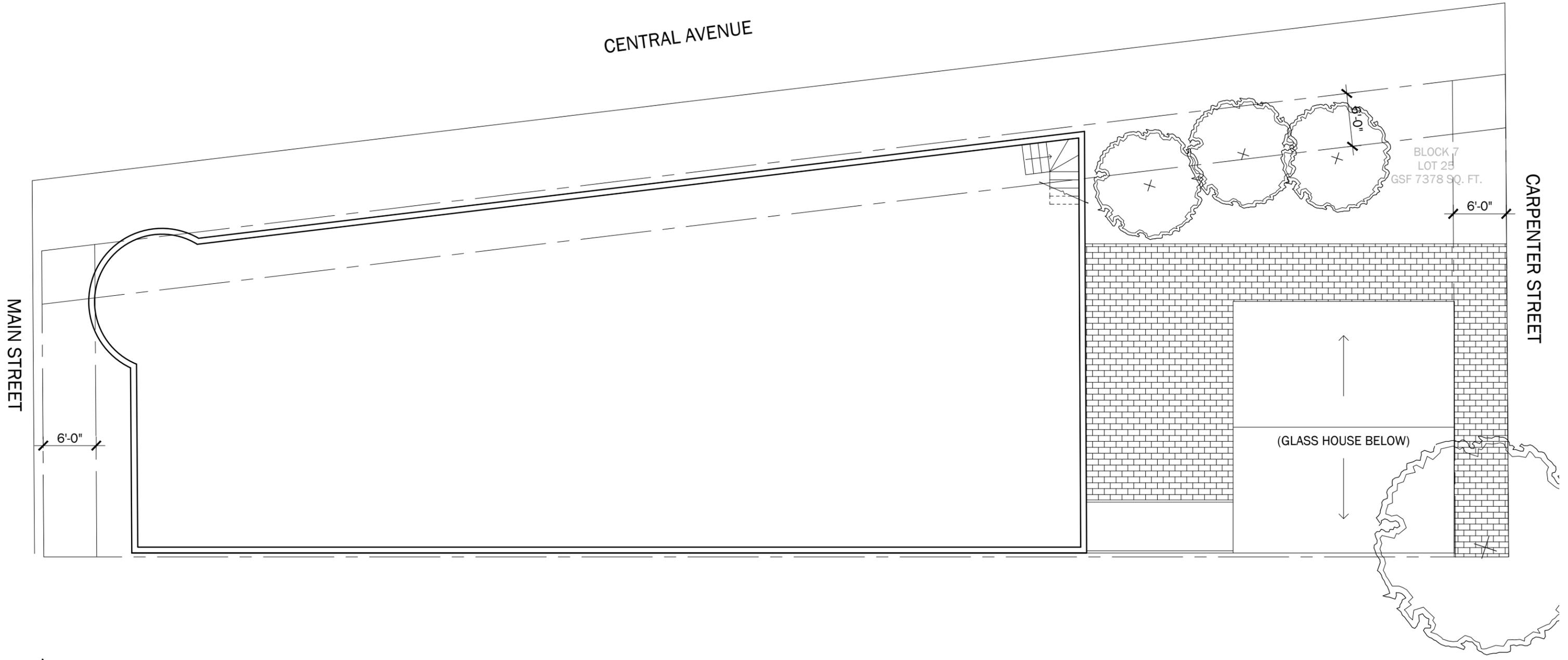


434 MAIN STREET — PROPOSED PLANS - SECOND FLOOR



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PROJECT NUMBER 21.73
DATE March 17, 2022



CENTRAL AVENUE

MAIN STREET

CARPENTER STREET

BLOCK 7
LOT 25
GSF 7378 SQ. FT.

(GLASS HOUSE BELOW)

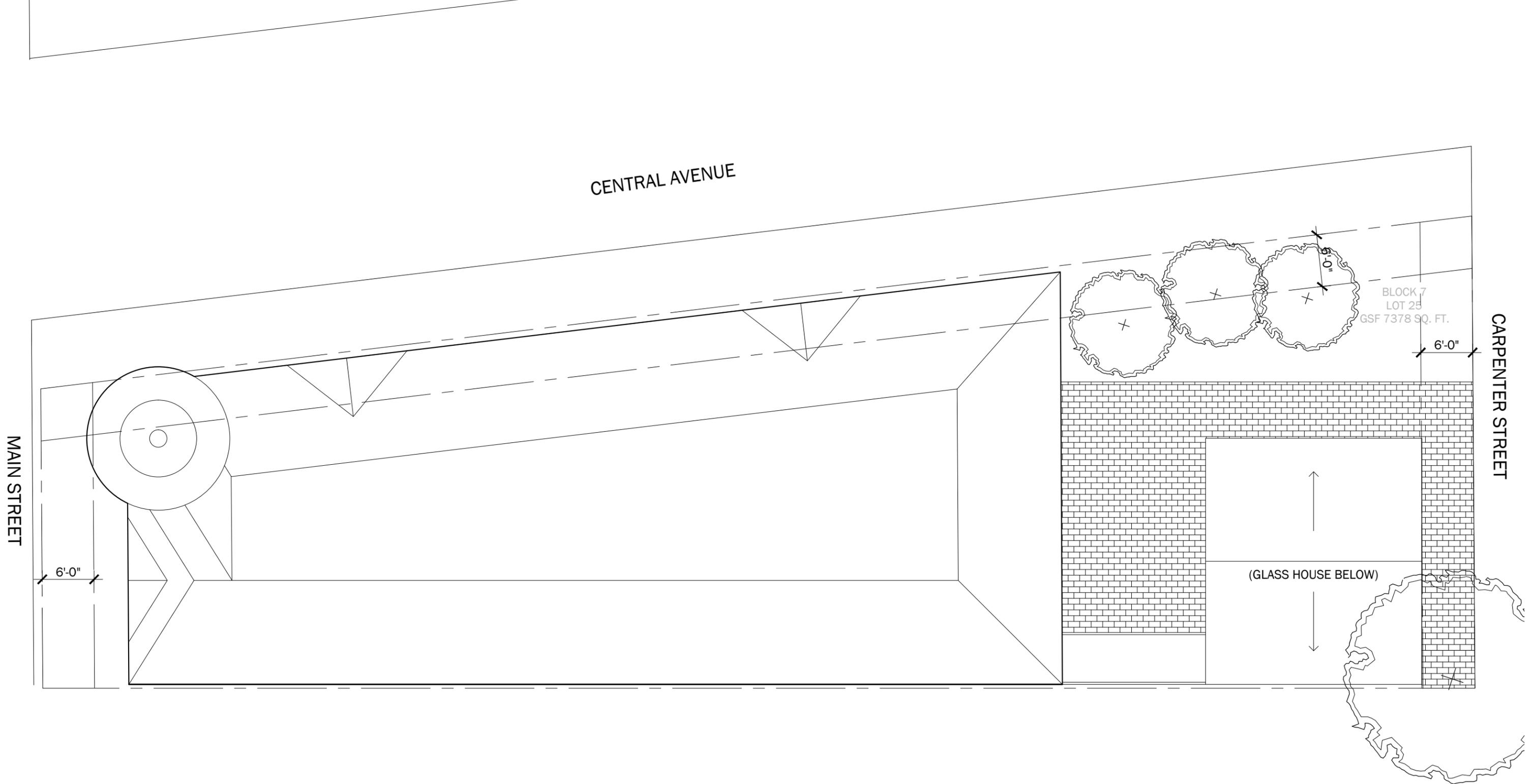


434 MAIN STREET — PROPOSED PLANS - ATTIC



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PROJECT NUMBER 21.73
DATE March 17, 2022

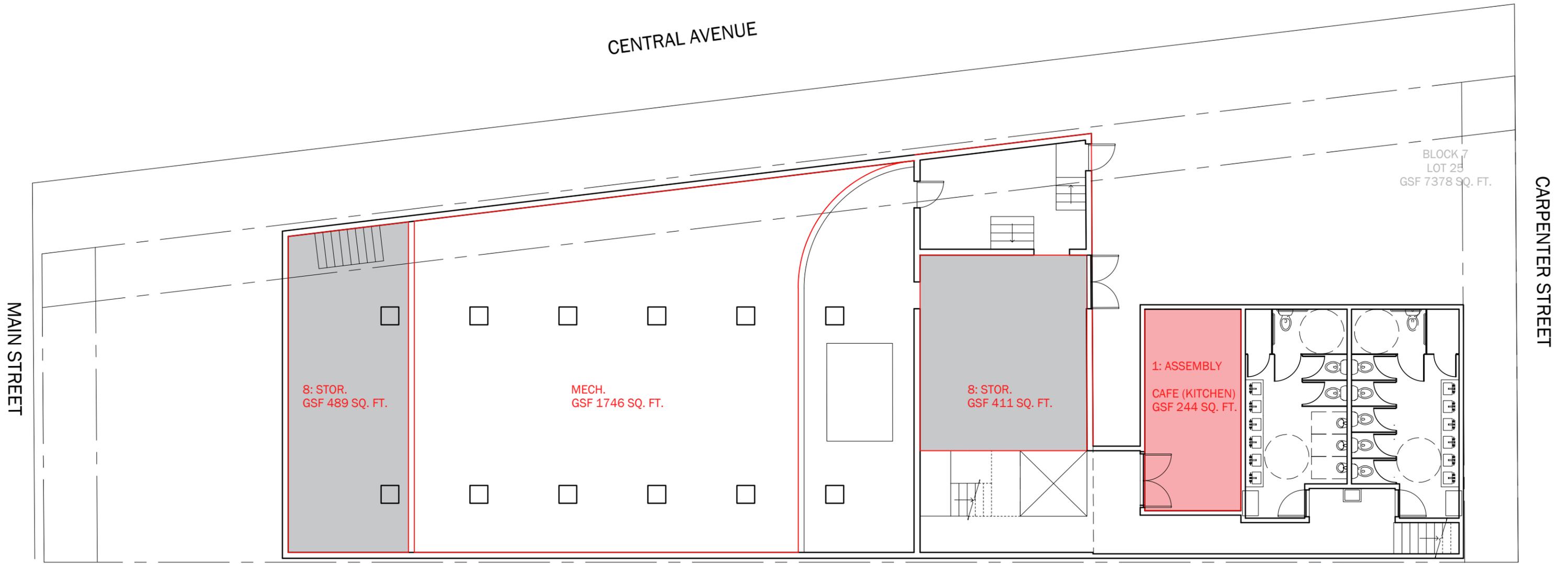


434 MAIN STREET — PROPOSED PLANS - ROOF PLAN



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DATE March 17, 2022



- STORAGE
- ASSEMBLY: CAFE
- ASSEMBLY: THEATER (FIXED SEATING)
- ASSEMBLY: THEATER (UNCONCENTRATED TABLES AND CHAIRS)
- MERCANTILE

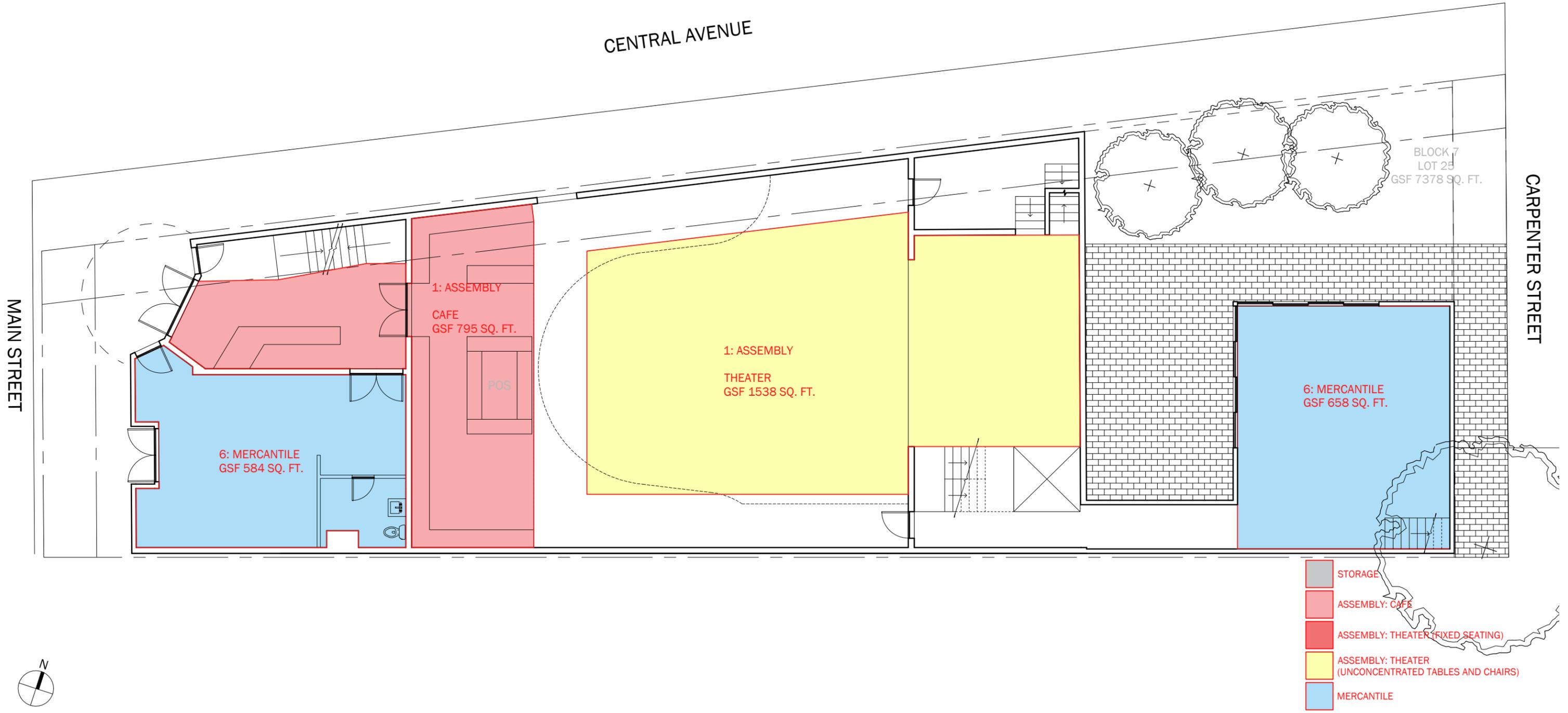


434 MAIN STREET — PROPOSED USES FOR PLUMBING REQUIREMENT CALCS.



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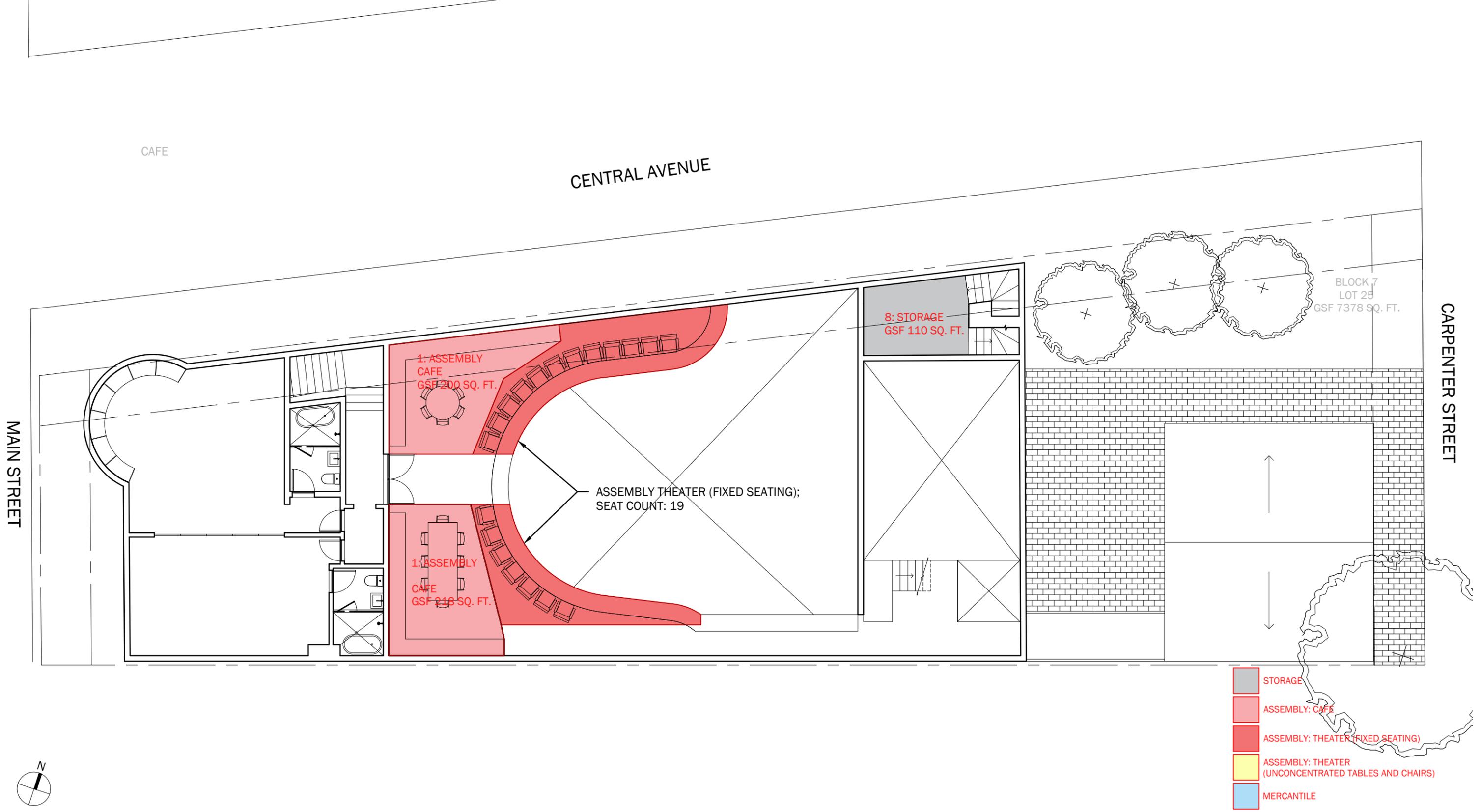


434 MAIN STREET — PROPOSED USES FOR PLUMBING REQUIREMENT CALCS.



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DATE March 17, 2022



434 MAIN STREET — PROPOSED USES FOR PLUMBING REQUIREMENT CALCS.

[P] TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES^a (See Sections 2902.1.1 and 2902.2)

No.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 424.2 OF THE PLUMBING CODE OF NEW YORK STATE)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS (SEE SECTION 410 OF THE PLUMBING CODE OF NEW YORK STATE)	OTHER
			Male	Female	Male	Female			
1	Assembly	Theaters and other buildings for the performing arts and motion pictures ^d	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Nightclubs, bars, taverns, dance halls and buildings for similar purposes ^d	1 per 40	1 per 40	1 per 75		—	1 per 500	1 service sink
		Restaurants, banquet halls and food courts ^d	1 per 75	1 per 75	1 per 200		—	1 per 500	1 service sink
		Casino gaming areas	1 per 100 for the first 400 and 1 per 250 for the remainder exceeding 400	1 per 50 for the first 400 and 1 per 150 for the remainder exceeding 400	1 per 250 for the first 750 and 1 per 500 for the remainder exceeding 750		—	1 per 1,000	1 service sink
		Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums ^d	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Passenger terminals and transportation facilities ^d	1 per 500	1 per 500	1 per 750		—	1 per 1,000	1 service sink
		Places of worship and other religious services ^d	1 per 150	1 per 75	1 per 200		—	1 per 1,000	1 service sink
		Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink
Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities ^f	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink		
2	Business	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, light industrial, ambulatory care and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80		—	1 per 100	1 service sink ^e
3	Educational	Educational facilities	1 per 50		1 per 50		—	1 per 100	1 service sink
4	Factory and industrial	Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials	1 per 100		1 per 100		—	1 per 400	1 service sink
5	Institutional	Custodial care facilities	1 per 10		1 per 10		1 per 8	1 per 100	1 service sink
		Medical care recipients in hospitals and nursing homes ^b	1 per room ^c		1 per room ^c		1 per 15	1 per 100	1 service sink
		Employees in hospitals and nursing homes ^b	1 per 25		1 per 35		—	1 per 100	—
		Visitors in hospitals and nursing homes	1 per 75		1 per 100		—	1 per 500	—
		Prisons ^b	1 per cell		1 per cell		1 per 15	1 per 100	1 service sink
		Reformatories, detention centers and correctional centers ^b	1 per 15		1 per 15		1 per 15	1 per 100	1 service sink
		Employees in reformatories, detention centers and correctional centers ^b	1 per 25		1 per 35		—	1 per 100	—
Adult day care and child day care	1 per 15		1 per 15		1	1 per 100	1 service sink		
6	Mercantile	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500		1 per 750		—	1 per 1,000	1 service sink ^e
7	Residential	Hotels, motels, boarding houses (transient)	1 per sleeping unit		1 per sleeping unit		1 per sleeping unit	—	1 service sink
		Dormitories, fraternities, sororities and boarding houses (not transient)	1 per 10		1 per 10		1 per 8	1 per 100	1 service sink
		Apartment house	1 per dwelling unit		1 per dwelling unit		1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units
		One- and two-family dwellings and lodging houses with five or fewer guestrooms	1 per dwelling unit		1 per 10		1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per dwelling unit
		Congregate living facilities with 16 or fewer persons	1 per 10		1 per 10		1 per 8	1 per 100	1 service sink
8	Storage	Structures for the storage of goods, warehouses, storehouses and freight depots, low and moderate hazard	1 per 100		1 per 100		—	1 per 1,000	1 service sink

434 MAIN STREET — PLUMBING REQUIREMENT CALCS.



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TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR ^a
Accessory storage areas, mechanical equipment room	300 gross
Agricultural building	300 gross
Aircraft hangars	500 gross
Airport terminal Baggage claim Baggage handling Concourse Waiting areas	20 gross 300 gross 100 gross 15 gross
Assembly Gaming floors (keno, slots, etc.) Exhibit gallery and museum	11 gross 30 net
Assembly with fixed seats	See Section 1004.6
Assembly without fixed seats Concentrated (chairs only—not fixed) Standing space Unconcentrated (tables and chairs)	7 net 5 net 15 net
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas Concentrated business use areas	150 gross See Section 1004.8
Courtrooms—other than fixed seating areas	40 net
Day care	35 net
Dormitories	50 gross
Educational Classroom area Shops and other vocational room areas	20 net 50 net
Exercise rooms	50 gross
Group H-5 fabrication and manufacturing areas	200 gross
Industrial areas	100 gross
Institutional areas Inpatient treatment areas Outpatient areas Sleeping areas	240 gross 100 gross 120 gross
Kitchens, commercial	200 gross
Library Reading rooms Stack area	50 net 100 gross
Locker rooms	50 gross
Mall buildings—covered and open	See Section 402.8.2
Mercantile Storage, stock, shipping areas	60 gross 300 gross
Parking garages	200 gross
Residential	200 gross
Skating rinks, swimming pools Rink and pool Decks	50 gross 15 gross

1004.6 Fixed seating.

For areas having *fixed seats* and *aisles*, the *occupant load* shall be determined by the number of *fixed seats* installed therein. The *occupant load* for areas in which *fixed seating* is not installed, such as waiting spaces, shall be determined in accordance with Section 1004.5 and added to the number of *fixed seats*.

The *occupant load* of *wheelchair spaces* and the associated companion seat shall be based on one occupant for each *wheelchair space* and one occupant for the associated companion seat provided in accordance with Section 1108.2.3.



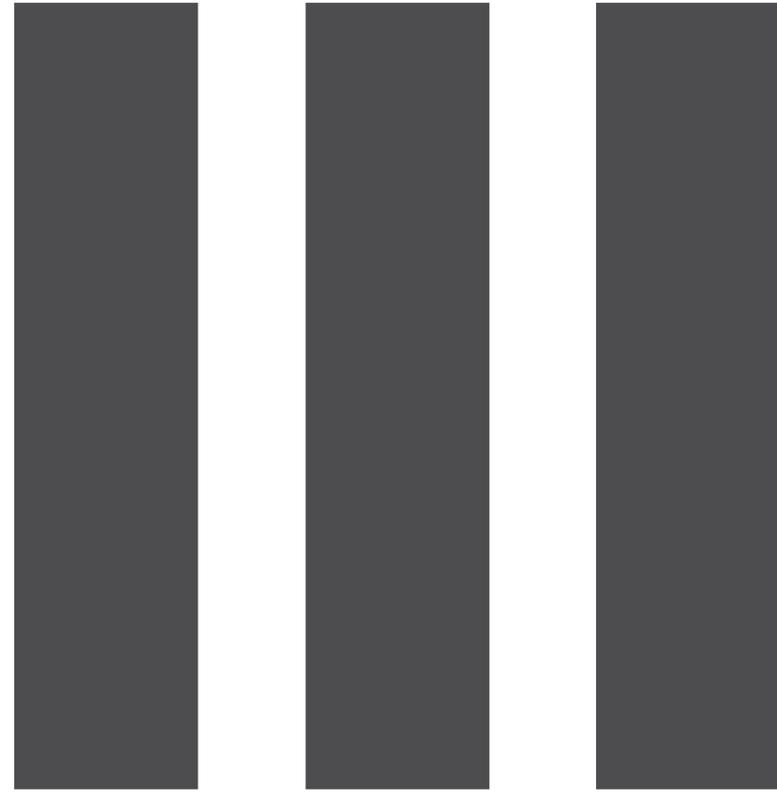
	CLASSIFICATION	DESCRIPTION	OCCUPANT LOAD FACTOR	NET OR GROSS	TOTAL SQ. FT.	MAX OCCUPANCY	WATER CLOSETS REQ., 1 PER:		LAVATORIES REQ., 1 PER:		WATER CLOSETS, TOTAL:		LAVATORIES, TOTAL:	
							MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
1	Assembly	Theater (Unconcentrated [tables and chairs])	15	NET	1537.88	103.00	125	65	200	200	1	1	1	1
		Theater - Fixed seating area	1 PER SEAT		19 SEATS	19.00	125	65	200	200	1	1	1	1
		Café	15	NET	1456.31	98.00	40	40	75	75	2	2	2	2
6	Mercantile	Mercantile	60	GROSS	1242.49	21.00	500	500	750	750	1	1	1	1
8	Storage	Storage	300	NET	2345.19	8.00	100	100	100	100	1	1	1	1
											6	6	6	6

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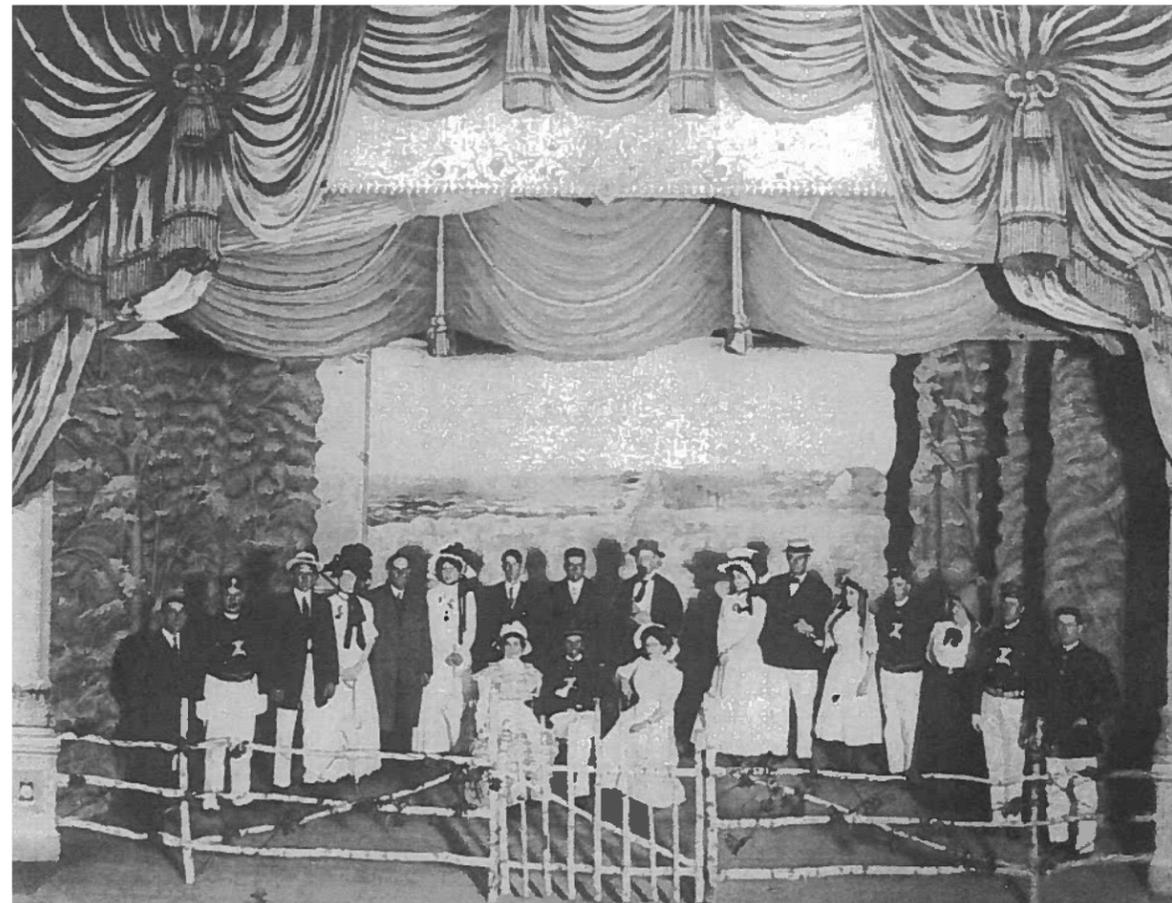
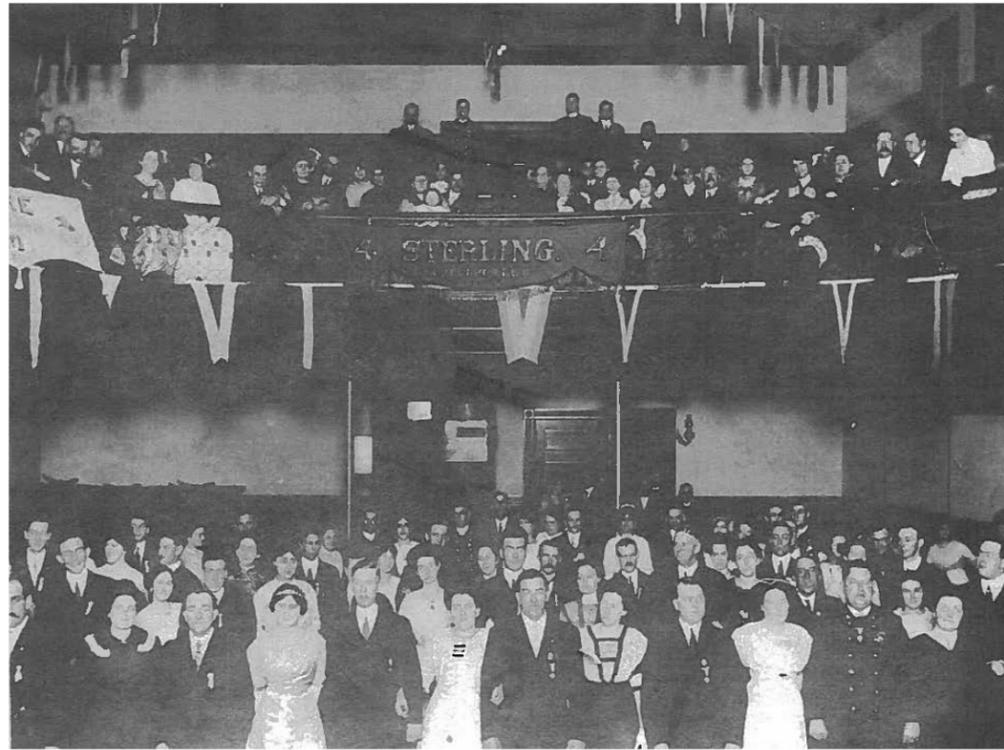


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HISTORIC PHOTOS



Left to right - Back Row

*John Muir
Len Caulkins
Dwight Tutthill
Elice Sailer*

*Mary H Muir
Jerry Sullivan
Herbert Schellinger
Lou Rackett
Vivian Sullivan
Mayland Caulkins
Nellie Baker
Ben Tutthill
Sharon Schellinger
Beet Schellinger
Wright Rackett*

Front row, Left to Right

*Blanche Adams
Dan Brown
Lizzie Tutthill*

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\$100.00 GIVEN AWAY

PROCEEDS FOR BENEFIT OF THE BUILDING FUND

Drawing Held at Masquerade Ball

Thanksgiving Eve, November 29th, 1922, Auditorium, Greenport

\$1.00 PER BOOK OF 12 SHARES

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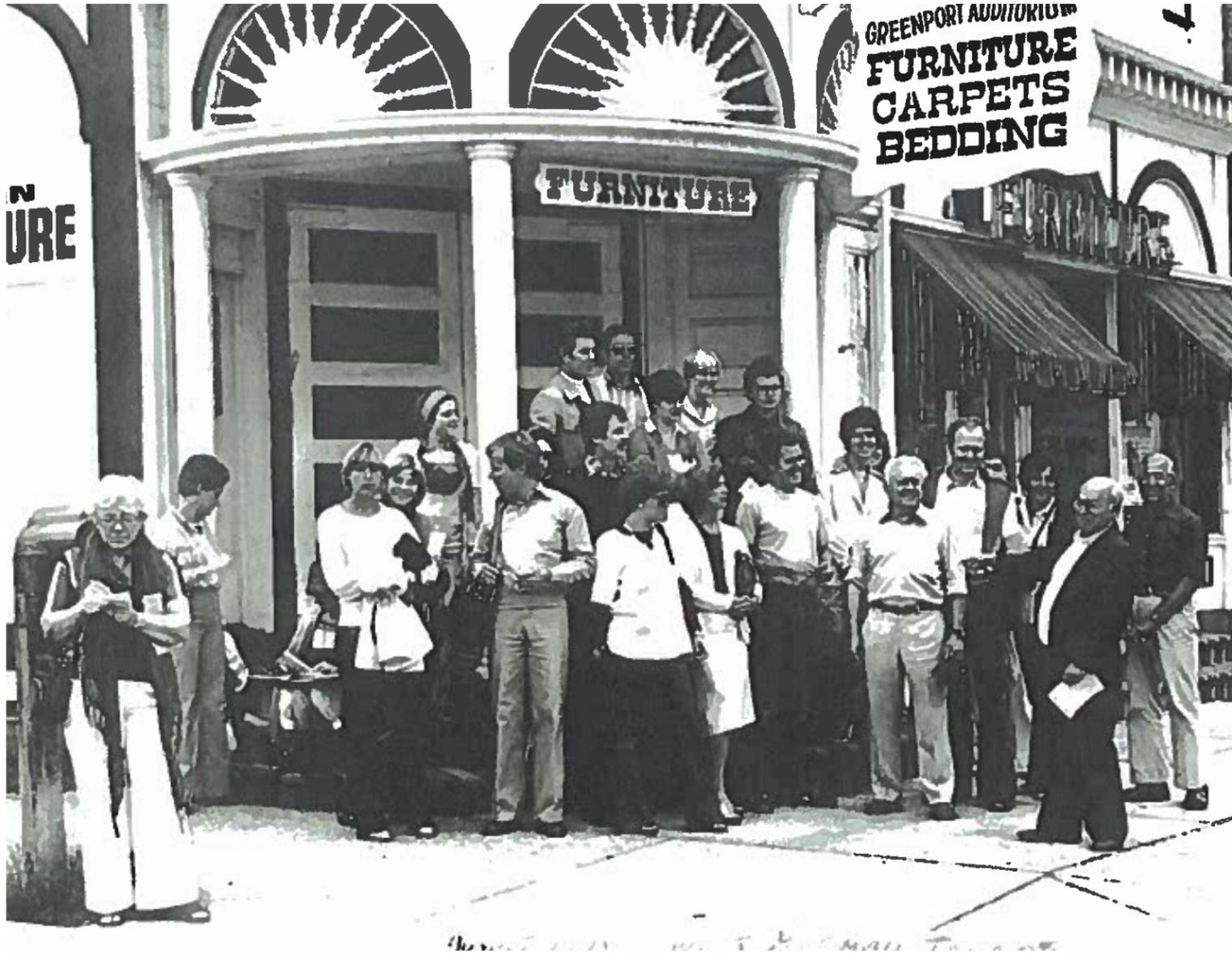
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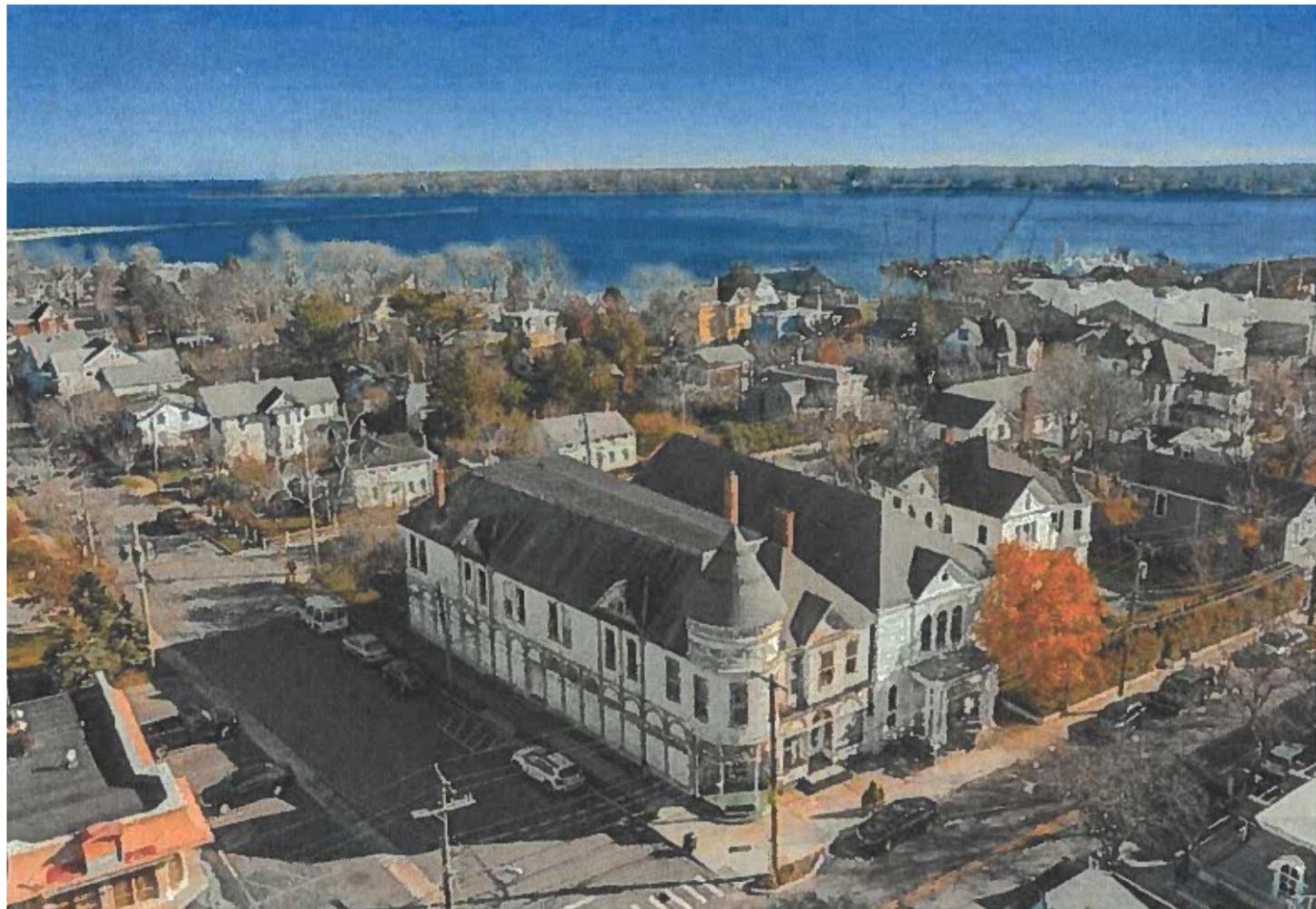
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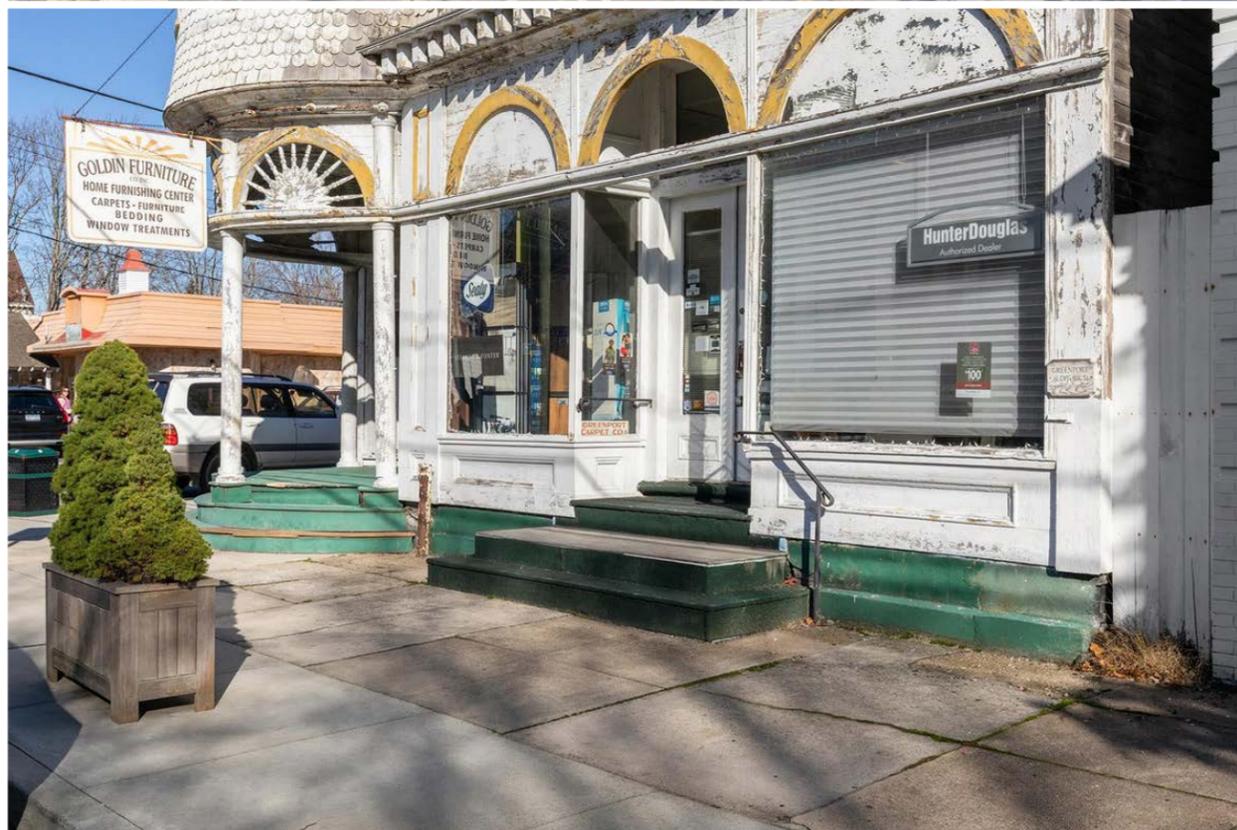


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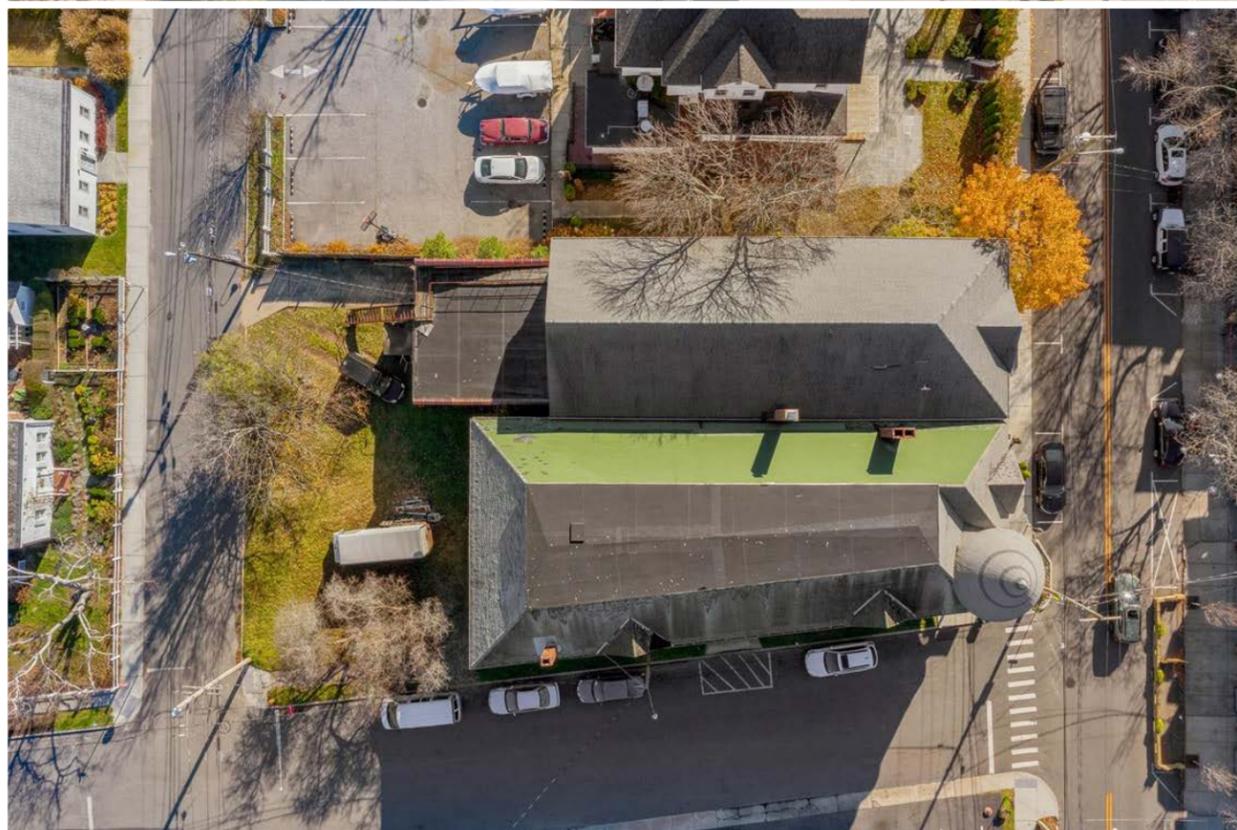


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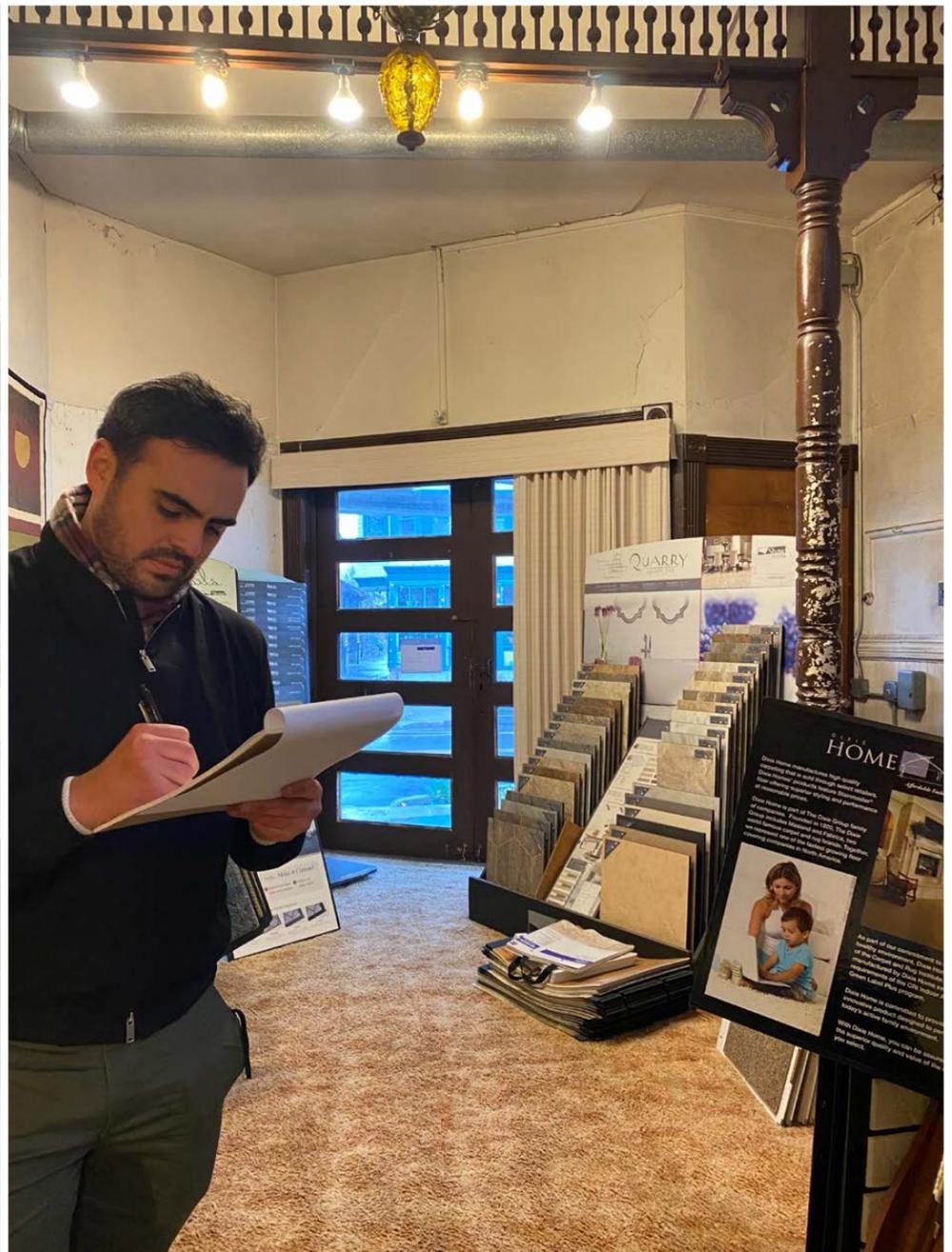


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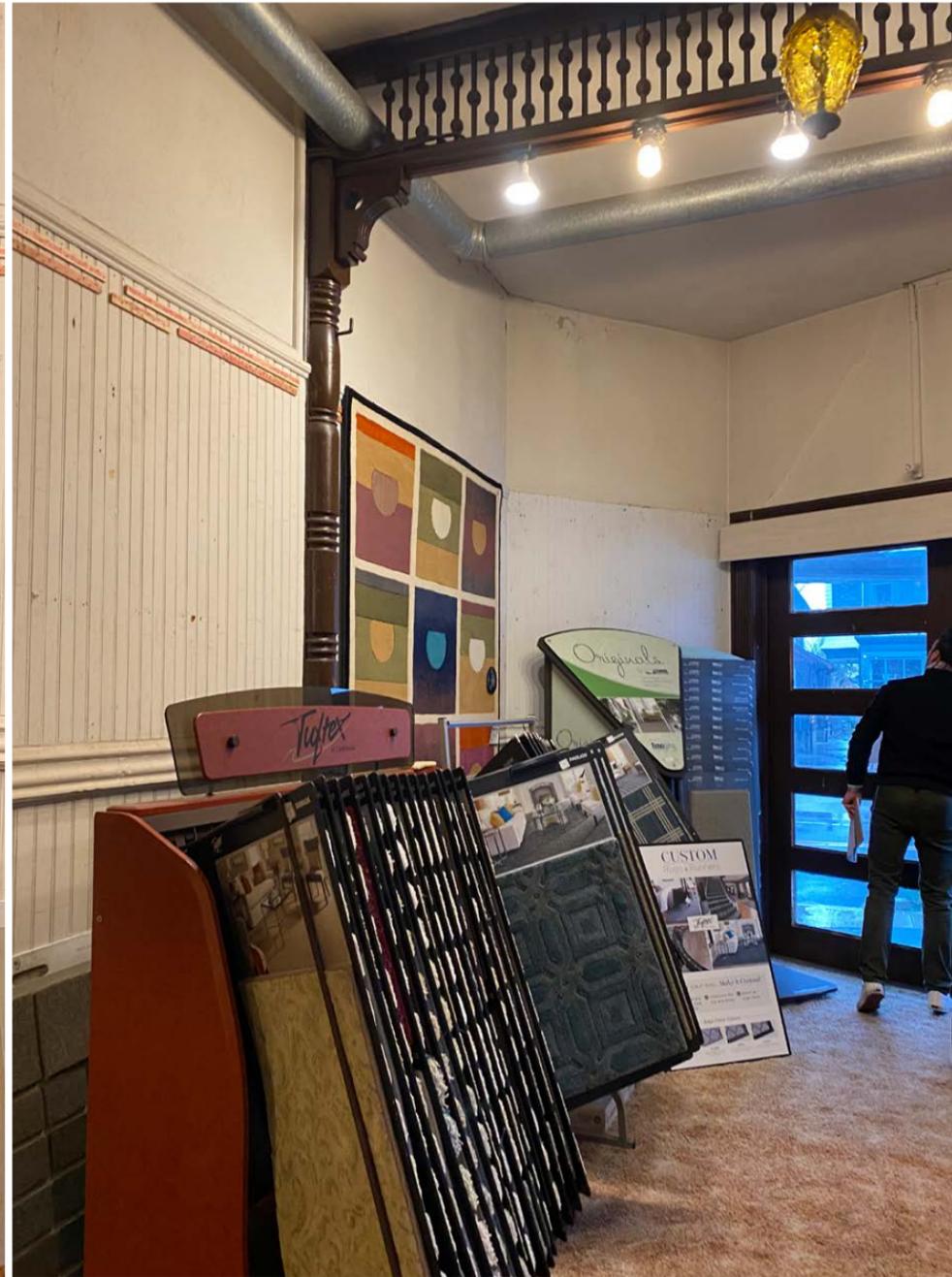
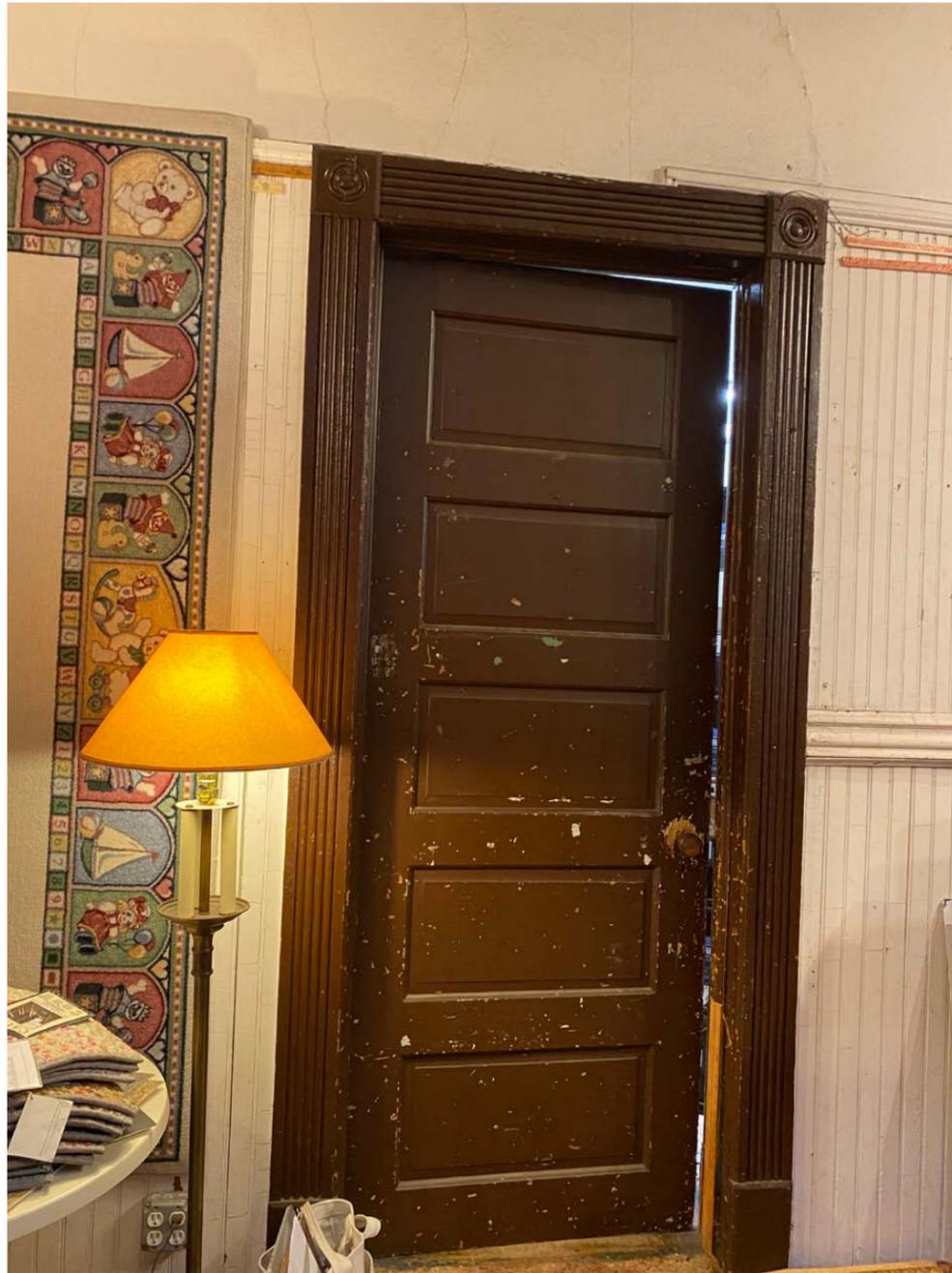


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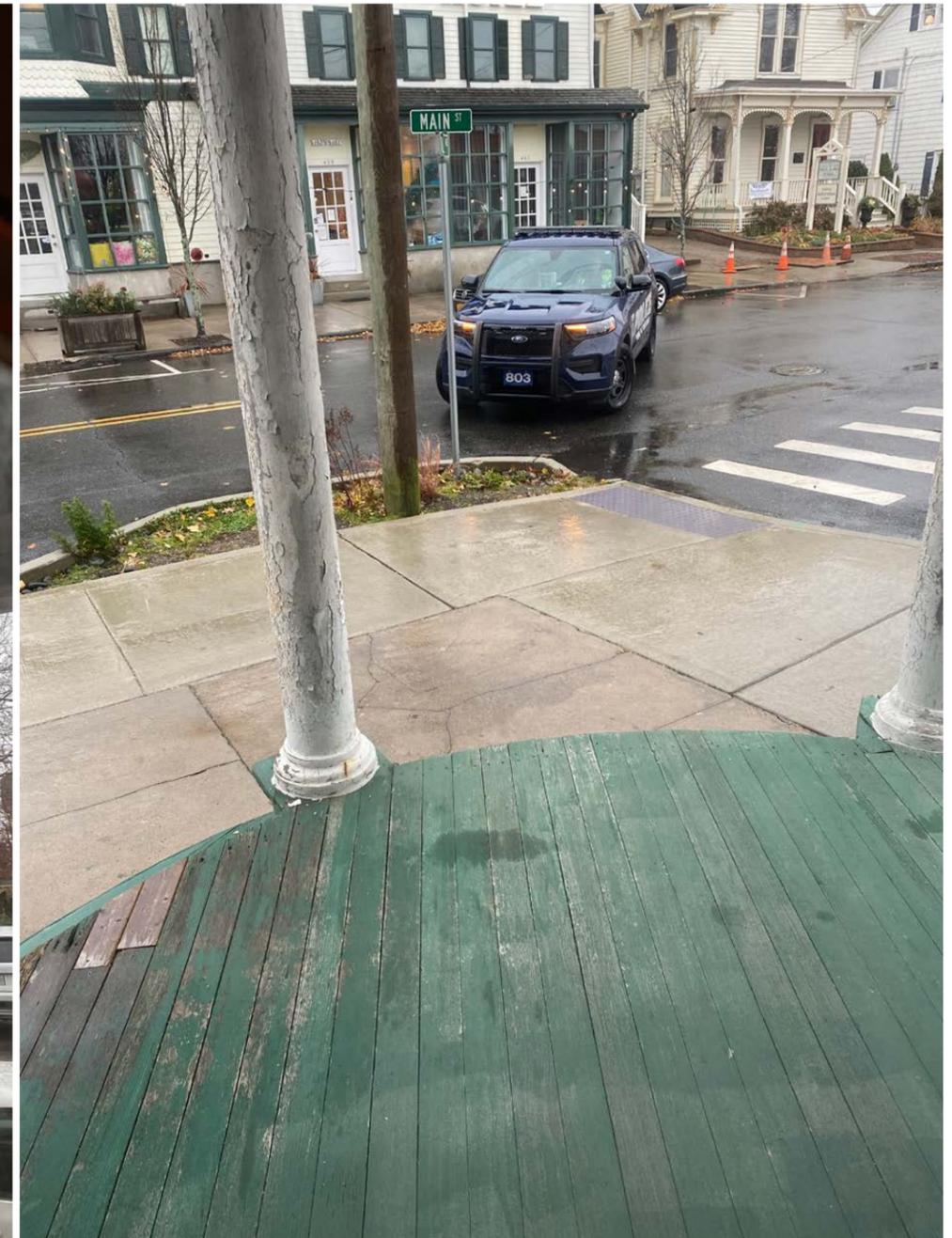
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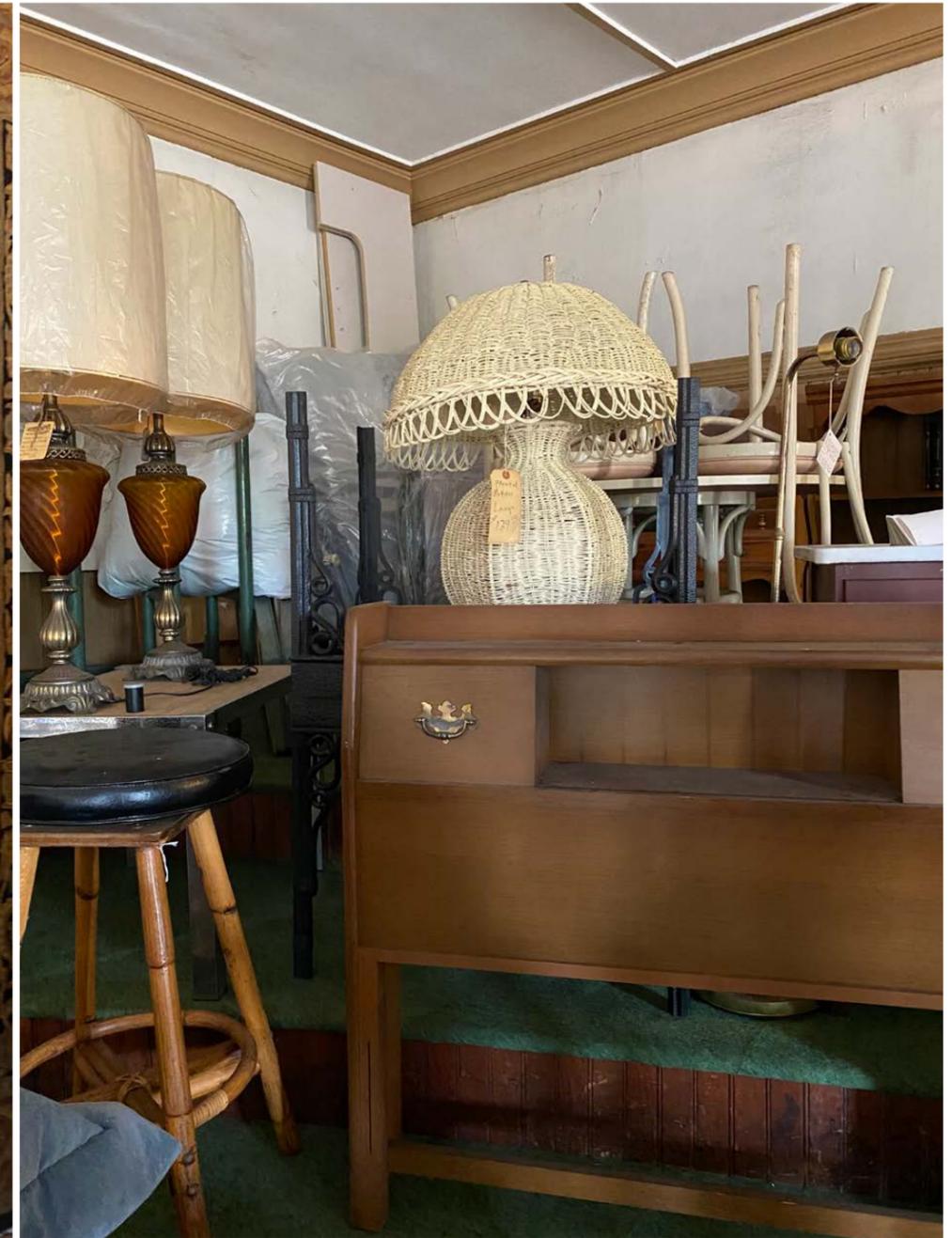
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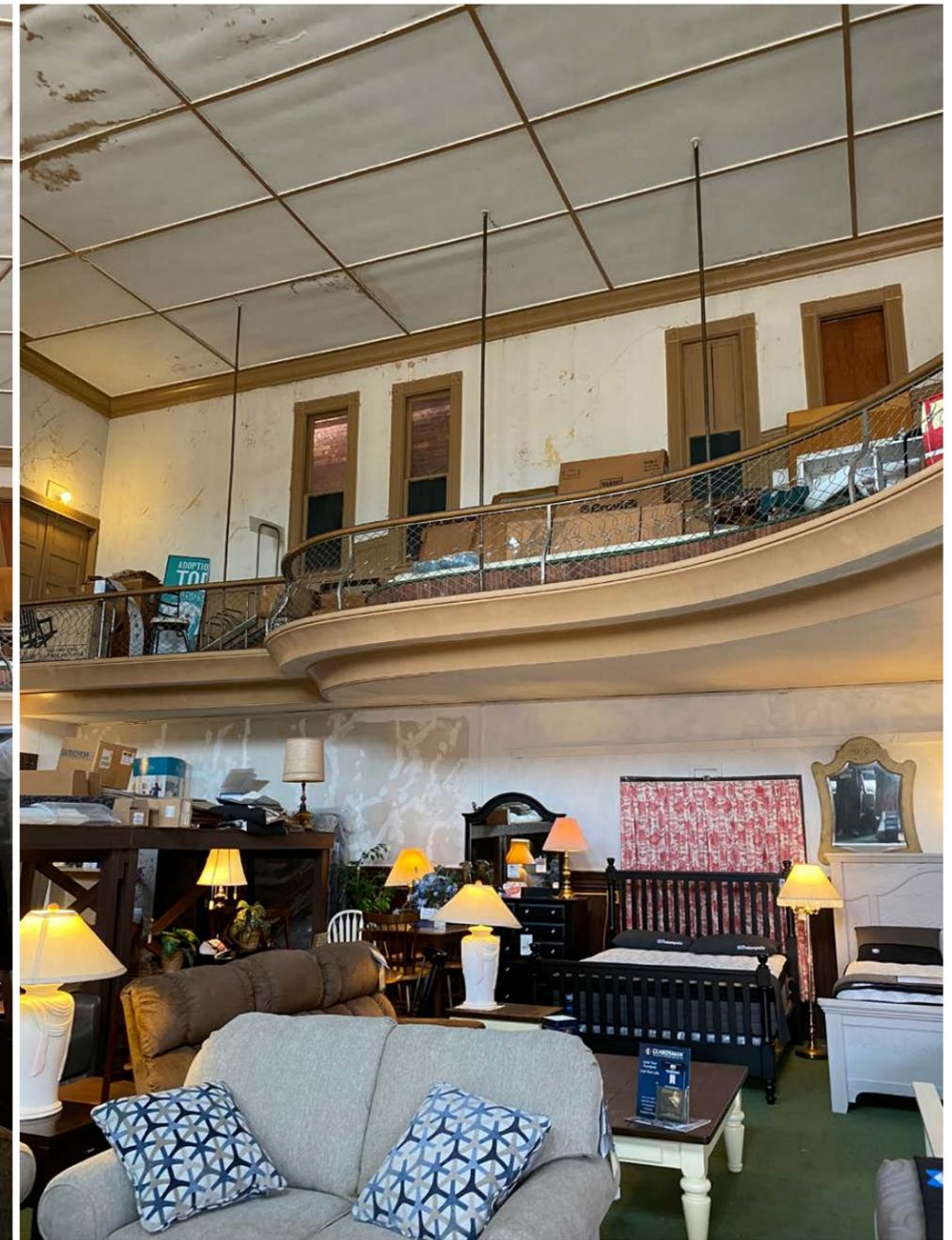


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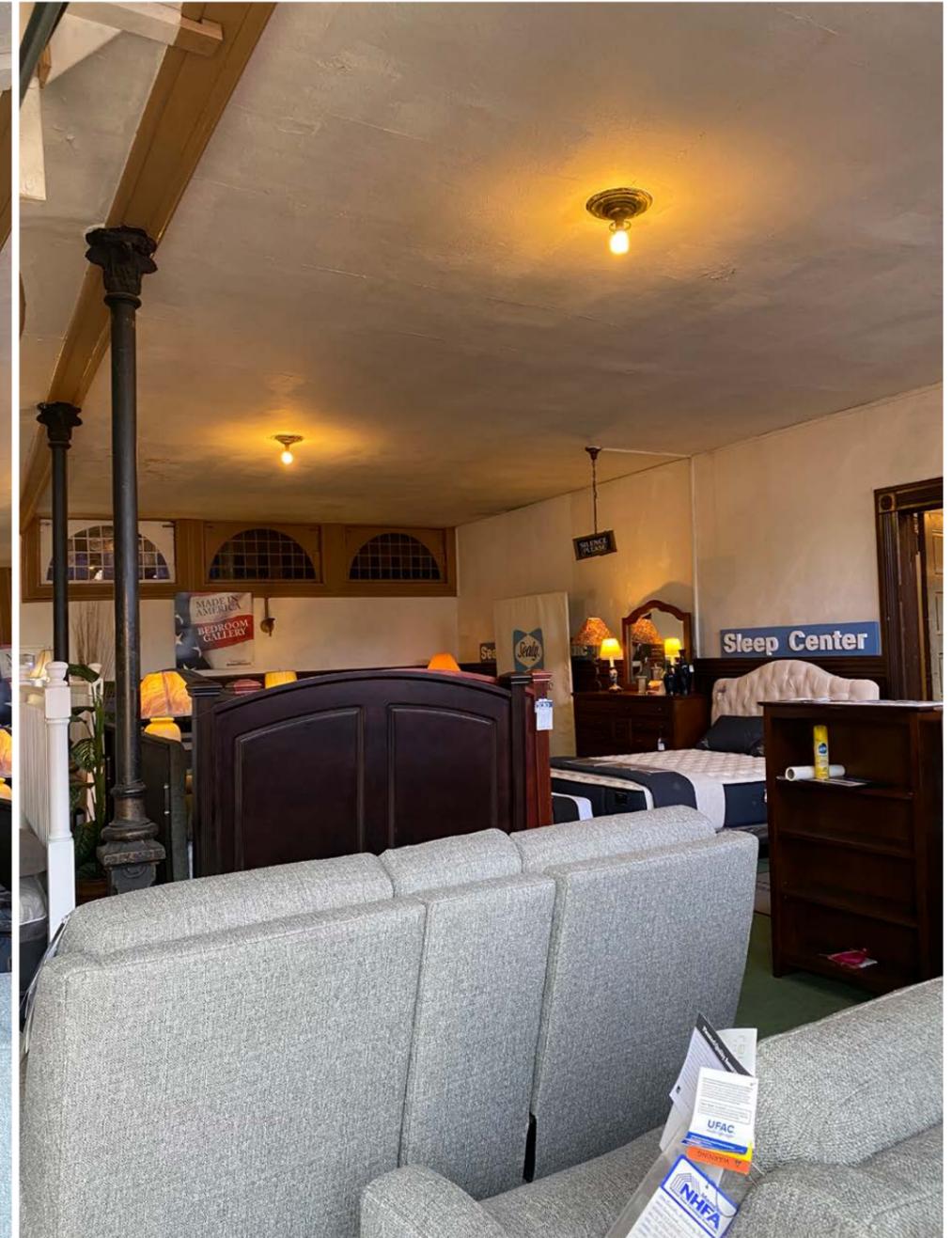
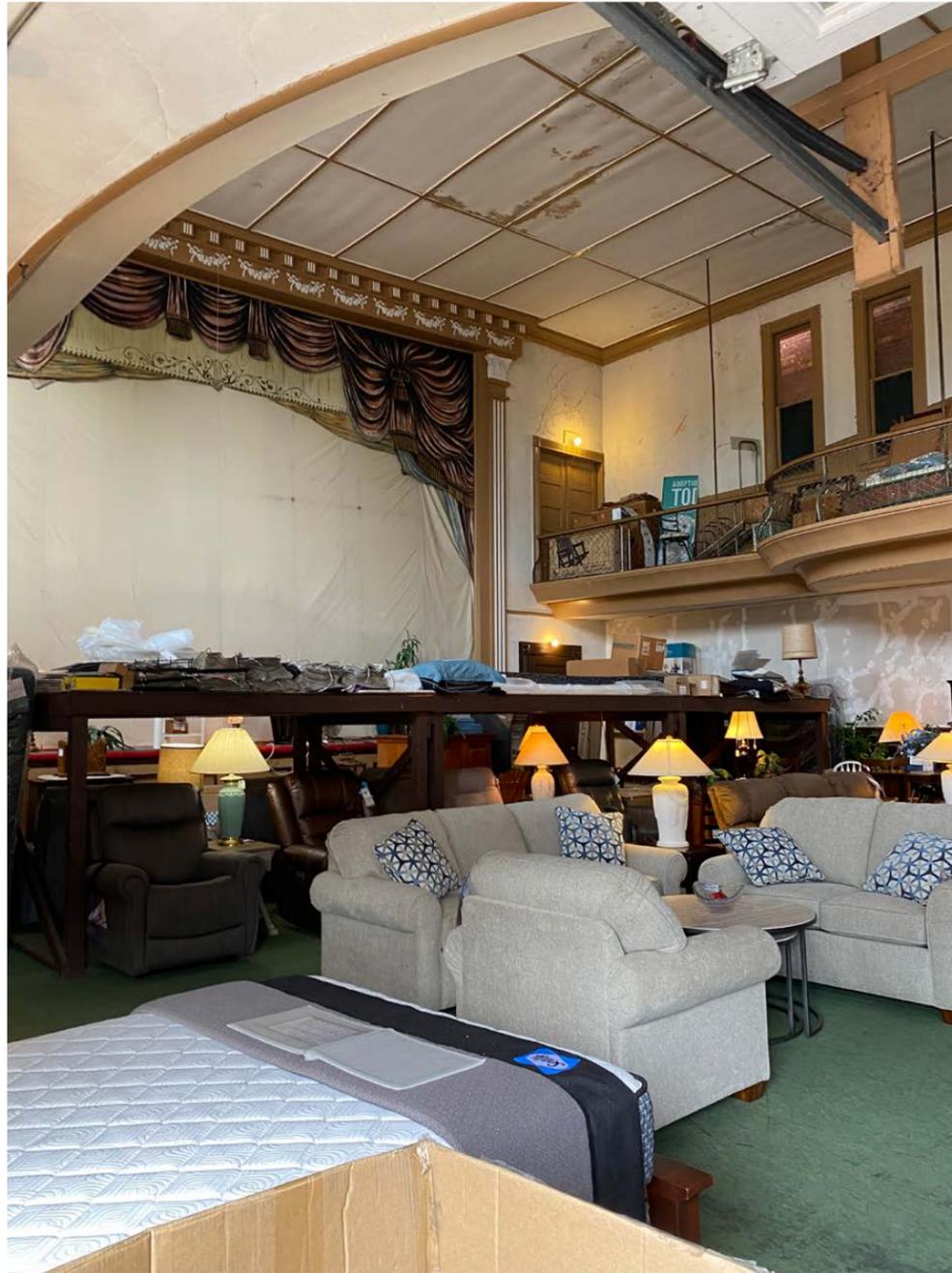


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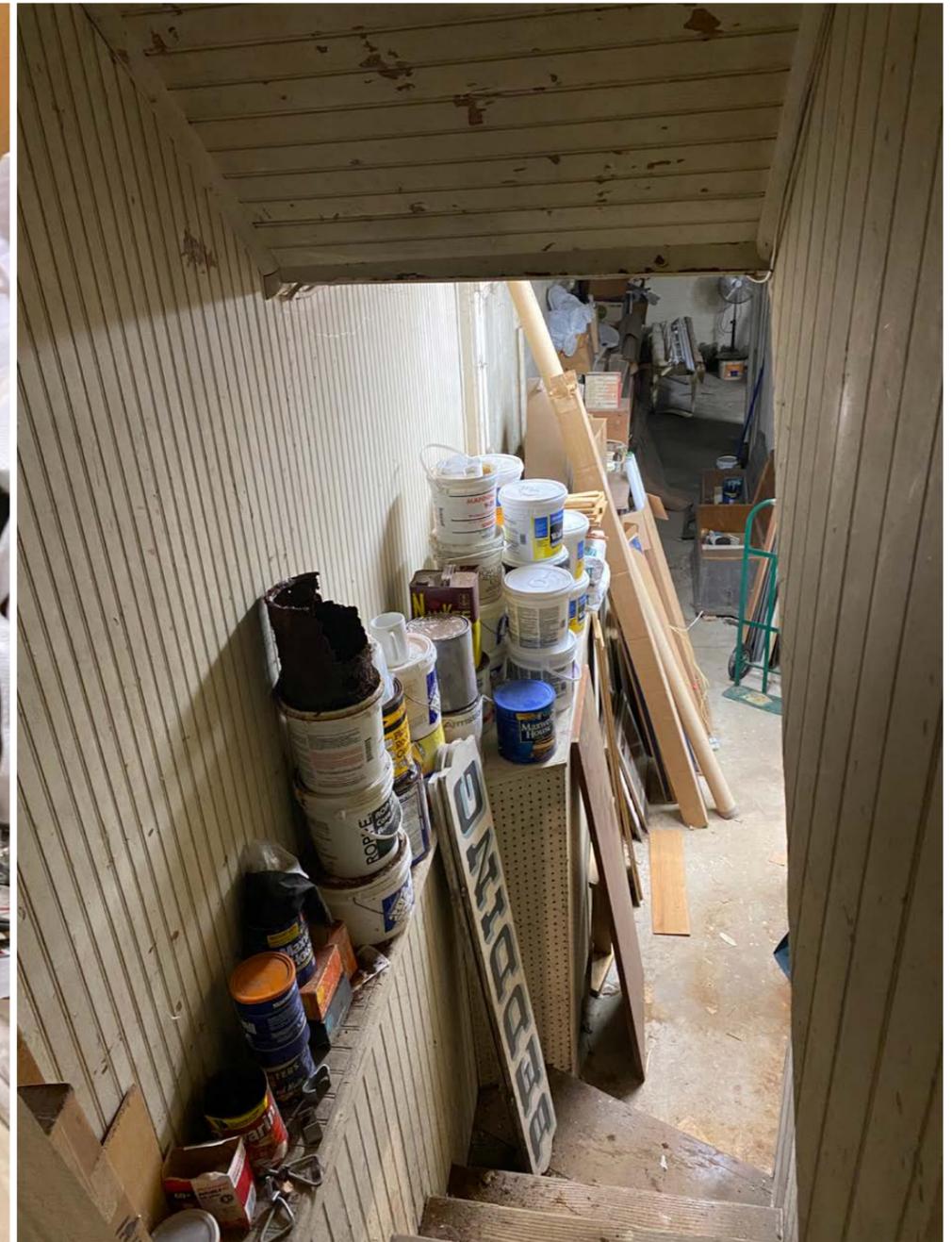
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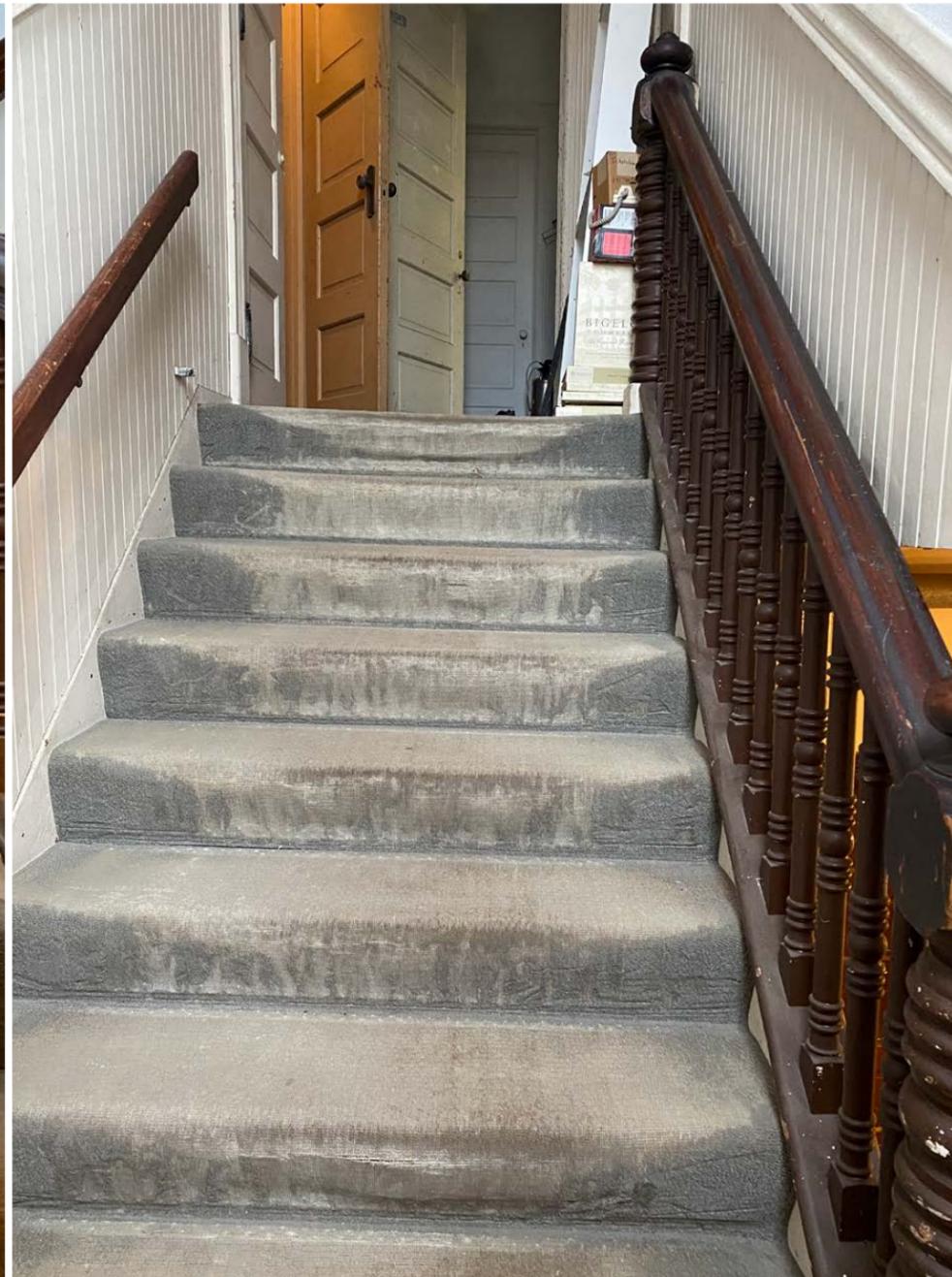
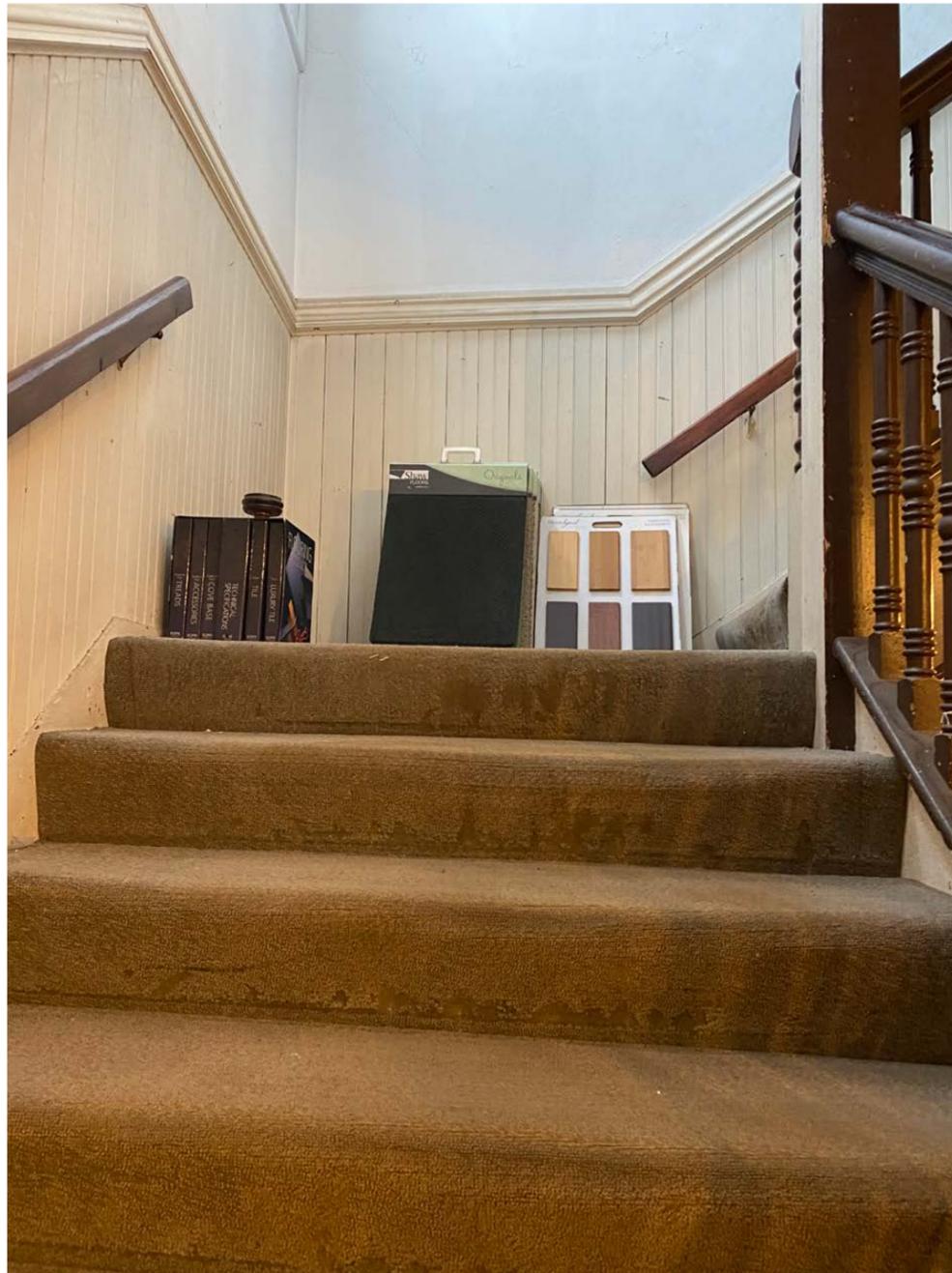


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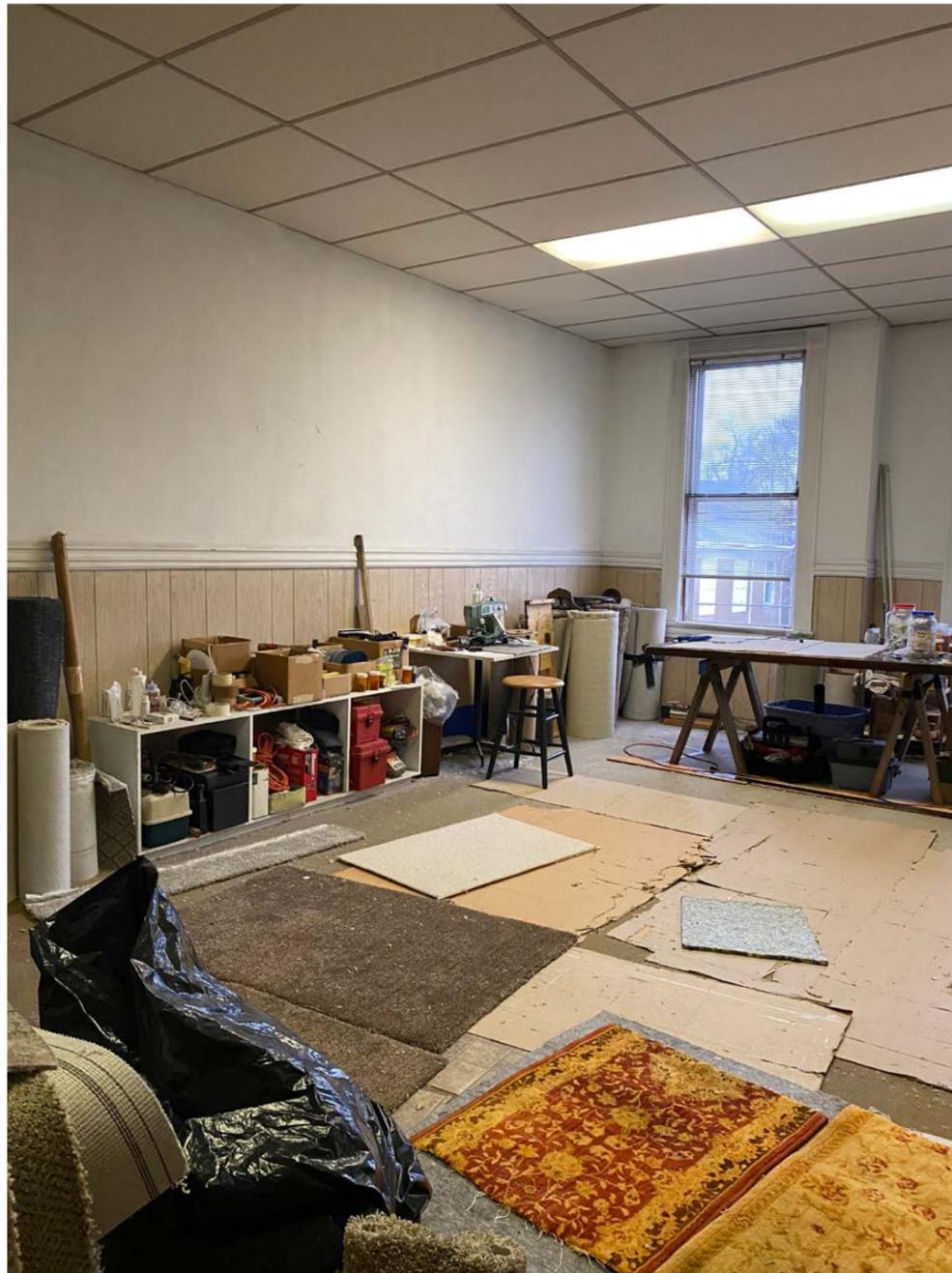
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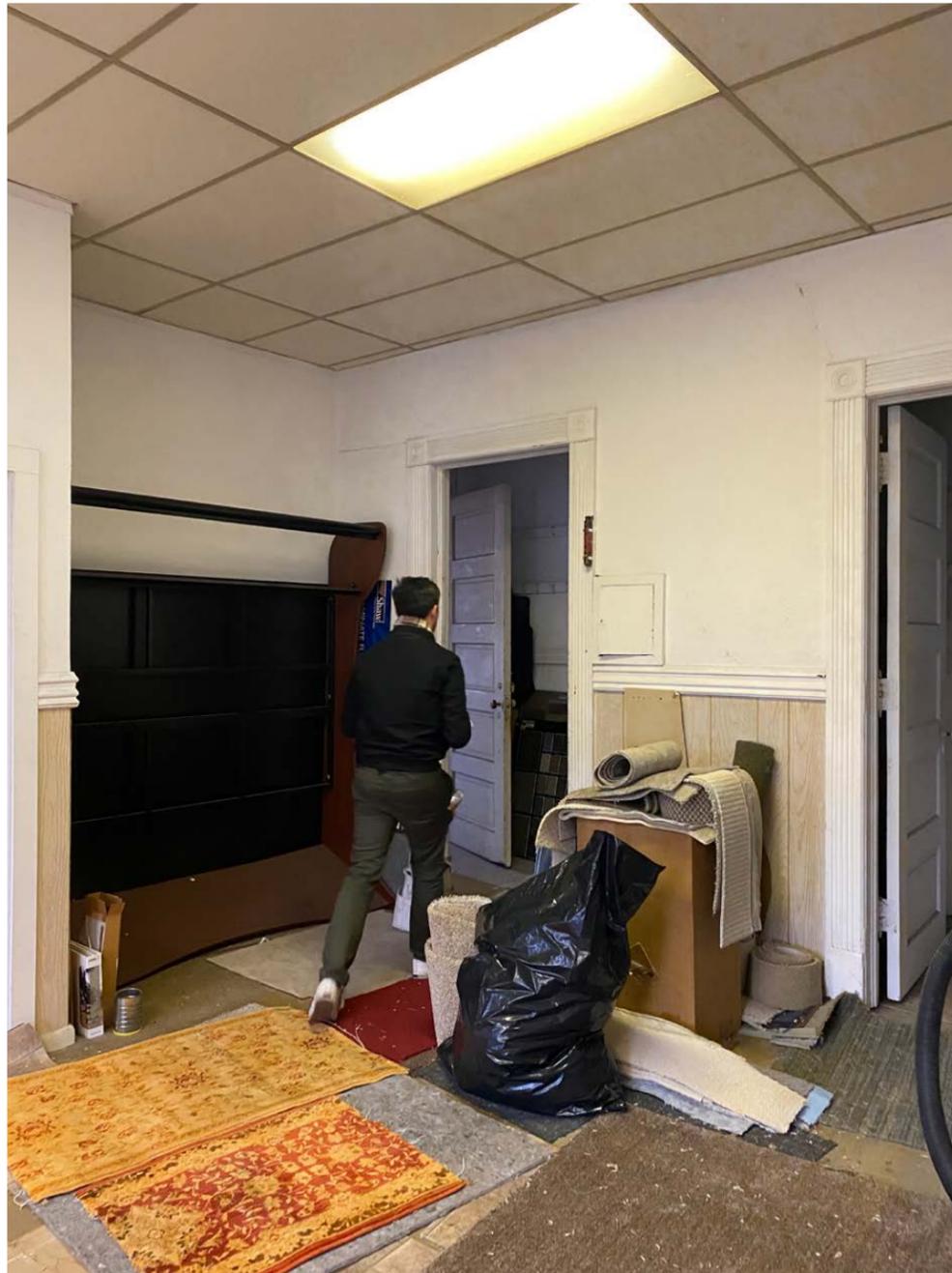


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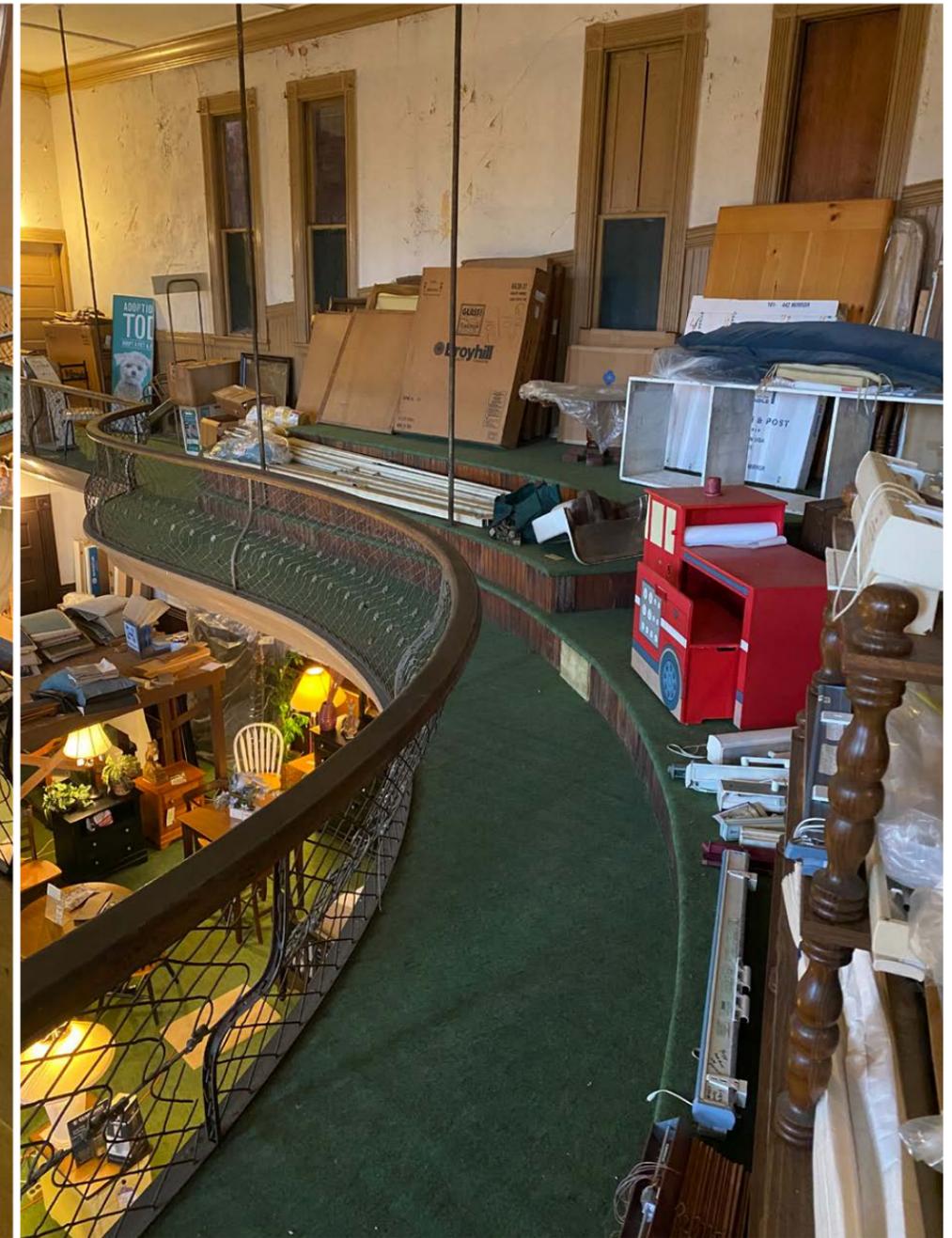


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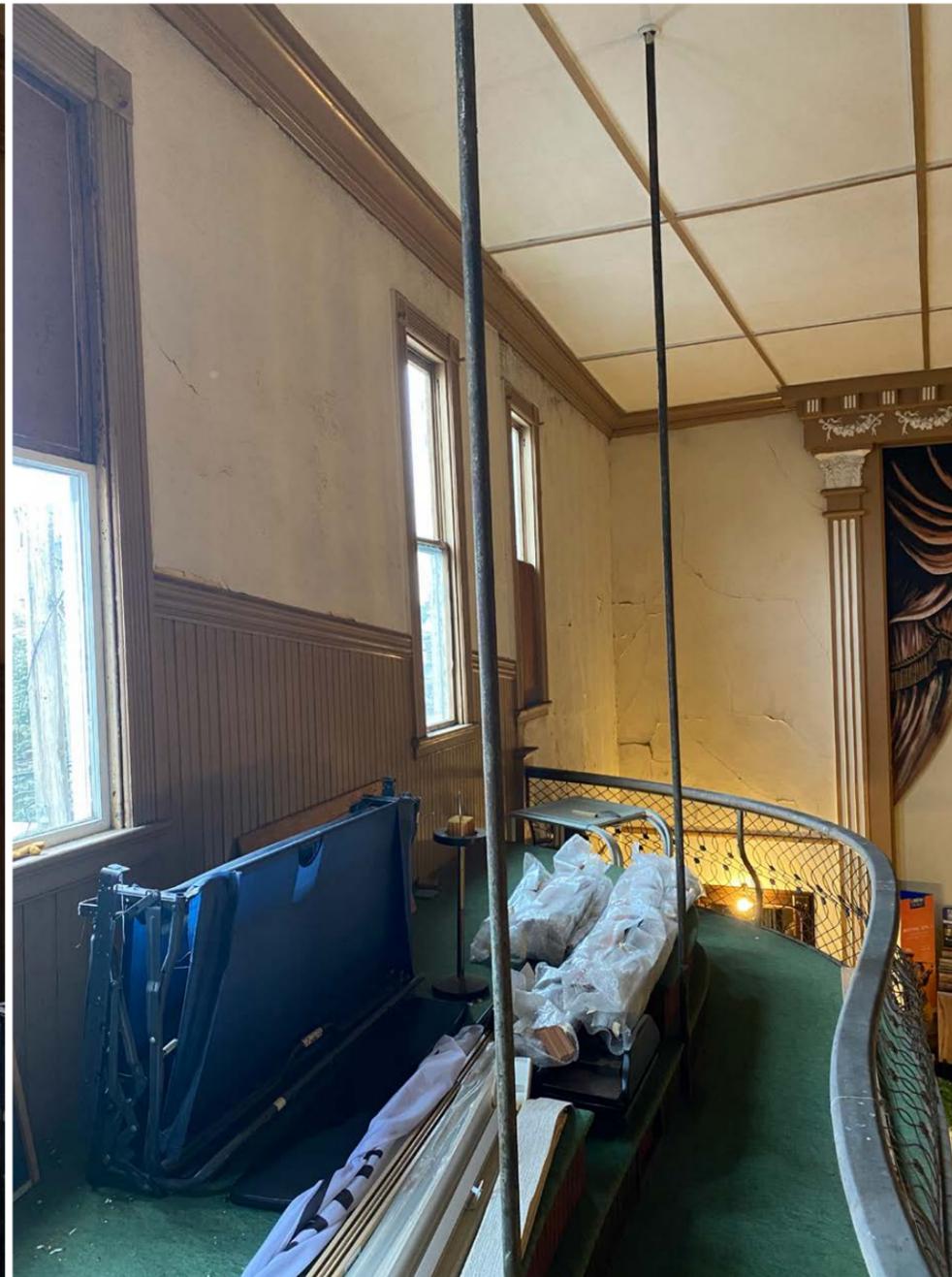
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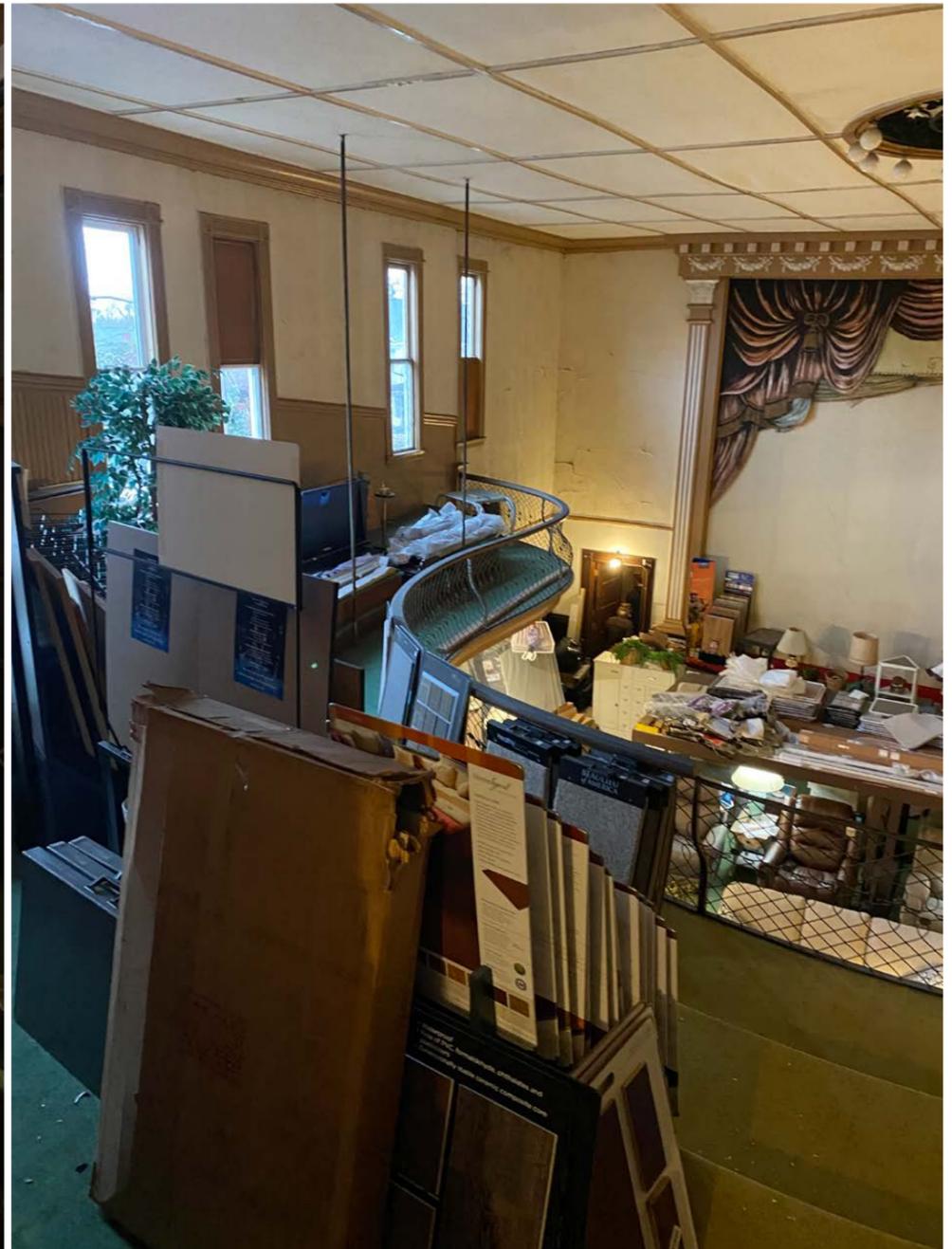
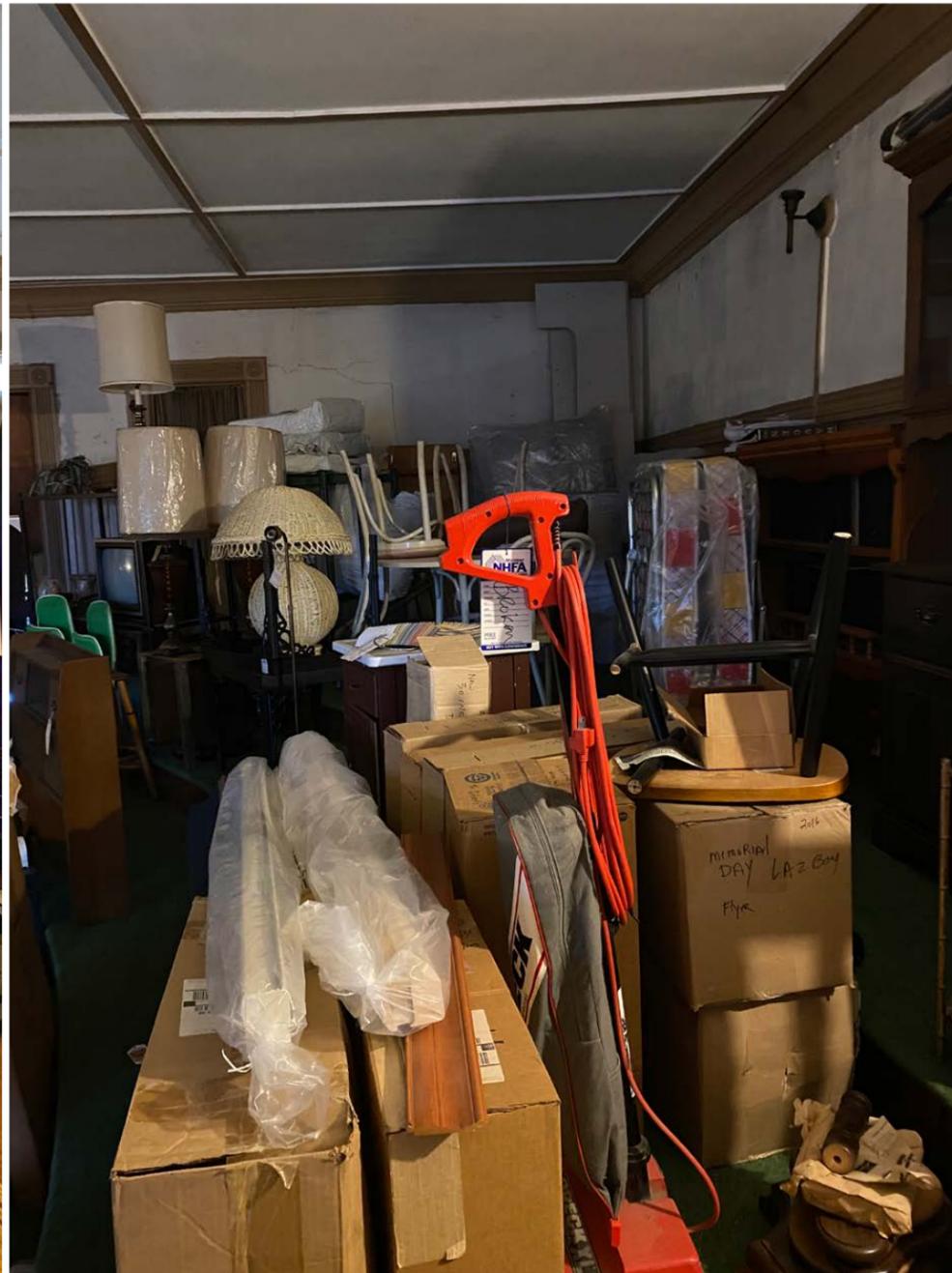
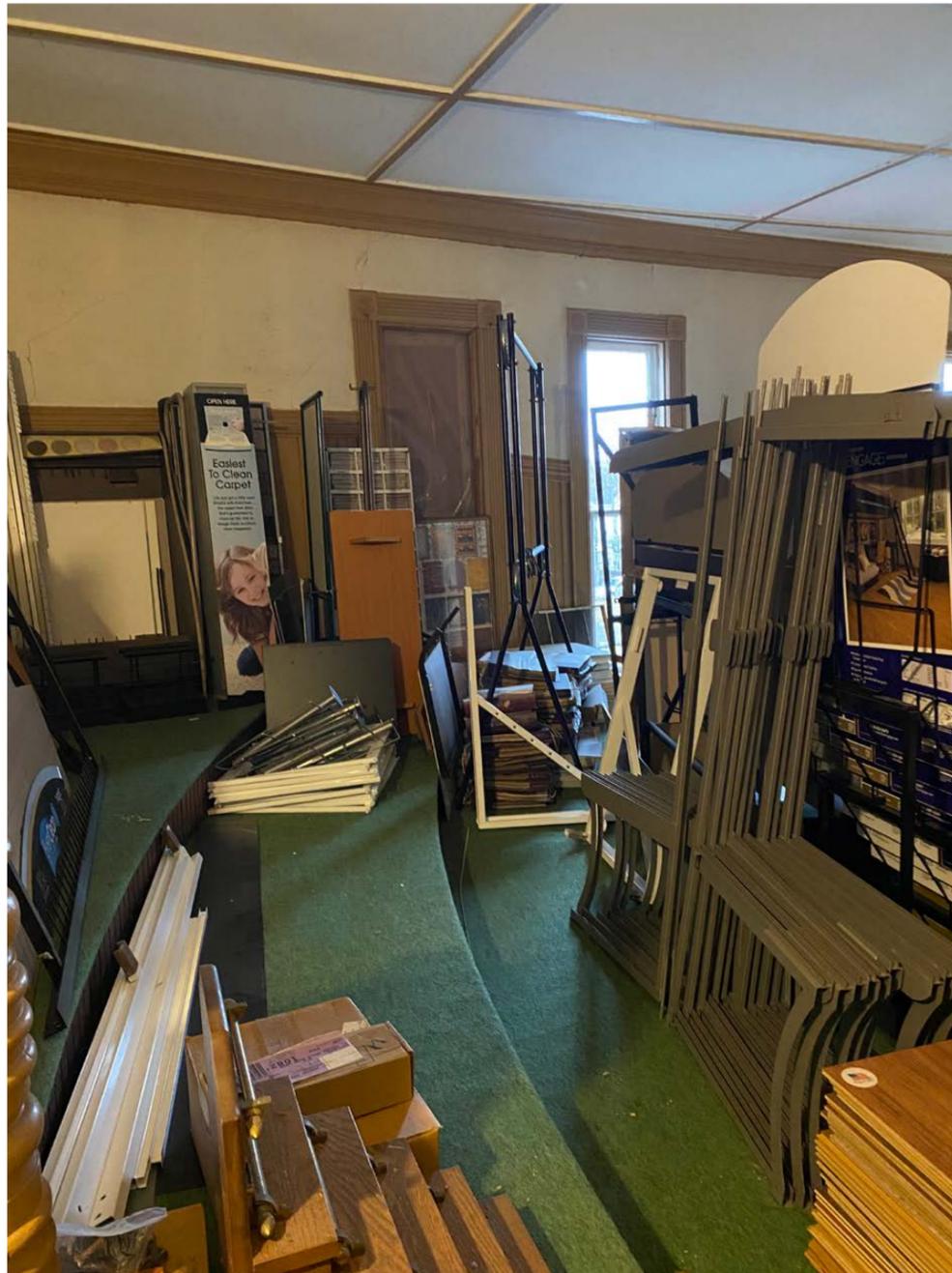
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