



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944
(631) 477-0248
www.villageofgreenport.org

Date of Application _____

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)

Jesse Browner

First Name

Last Name

Business Name, if applicable

Mailing Address

City/ Town/ Village

State

Zip

Phone #

E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Eileen Wingate

Quiet man Studio, llc

First Name

Last Name

Business Name, if applicable

2805 West Mill Road, Mattituck, NY 11952

Mailing Address

City/ Town/ Village

State

Zip

516-818-9754

eileen@quietmanstudio.com

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: 2 Block: 2 Lot 41.5

Street Address: 225 Monsell Place, Greenport, NY 11944 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 Jan. 10, 2022 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 118-15 &
Section: 150 - 12- _____ Subsection: _____

Type of appeal made for:

A Variance to the Zoning Code or Zoning Map.

An interpretation of the Village Code Article: _____ Section: 118-15 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: Addition of a family room, to existing house. Expansion of the existing bathroom. replacement of the existing rear deck and the addition of an arbor above the new deck.

For Demolition of Existing Building Areas:

Please describe area being removed:

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

Dimensions of First Floor (Addition/Extension): existing first floor- 874 sq ft, proposed addition 568 sq ft.

Dimensions of Second Floor: existing second floor -599 sq. ft, proposed second floor-599 sq. ft.

Height (from finished grade to top of ridge): 10 - Feet, 11 - 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:

existing 2 story frame house, with covered front porch and rear deck

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

same with the addition of a first floor family room and reconstructed rear deck and arbor.

Calculations of Building Areas and Lot Coverage: combined lots

Existing Square Footage of Building(s) on this property: 1,065 SF

Proposed Increase in Building Coverage: 568 first floor SF

Square Footage of this Lot: 10080 SF

Percentage of Coverage of this Lot by Building Area: 9.4 %

Purpose of New Construction:

Please describe:

FAMILY ROOM, EXPANDED BATHROOM, REAR DECK AND ARBOR



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Area Variance Reasons for Appeal:

Please answer in detail. *Additional sheets may be 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?

THE REQUEST TO MERGE THE LOTS WILL ALLOW THE PROPERTY OWNERS TO EXPAND THE HOUSE TO THE WEST WITH LITTLE VISUAL CHANGE TO THE NEIGHBORHOOD. THE REQUEST TO REBUILD AND EXPAND THE REAR DECK HAS NO VISUAL IMPACT TO THE NEIGHBORHOOD, IT IS THE SAME POSITION AS THE EXISTING DECK.

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

THE 2 EXISTING LOTS ARE BOTH SUBSTANDARD LOT SIZES, LOCATED IN THE R-1 DISTRICT, EACH LOT IS 5,040 SQ. FT. WHERE 10,000 SQ. FT. IS REQUIRED. MERGING THE LOTS WILL MAKE THIS PROPERTY CONFORMING WITH THE REQUIREMENTS OF THE GREENPORT CODE FOR THE R-1 DISTRICT. THIS WILL ALLOW THE HOME OWNERS TO EXPAND THE HOUSE BY 568SQ. FT. AND MAINTAIN THE OUTDOOR SPACE.

Is the requested Area Variance substantial?

THE VARIANCE REQUESTED IS NOT SUBSTANTIAL, AS IT ALLOWS 2 NON CONFORMING LOTS BECOME A CONFORMING PROPERTY, AS PER CODE. THE RECONSTRUCTION OF THE DECK LEAVES THE NEW DECK INLINE WITH THE HOUSE AND EXACTLY WHERE THE OLD DECK STANDS.

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

THE PROPOSED ADDITION ON THE SIDE AND REAR WILL HAVE NO IMPACT ON THE DISTRICT. THE HOME OWNERS HAVE DESIGNED THIS ADDITION SO THAT GARDEN REMAINS INTACT AND THE ADDITION IS LIMITED TO ONLY 568 SQ. FT.

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, THE APPROVAL OF THE VARIANCE TO MERGE THE LOTS IS NOT SELF CREATED. THE PROPERTY OWNERS ARE TRYING TO REDEVELOP THEIR PROPERTY AND USE THE ENTIRE PROPERTY TO THE BENEFIT OF THEIR FAMILY. CONSIDERATION TO BUILD A HOUSE ON THE LOT WAS DISCUSSED, BUT DISMISSED AS THE VACANT LOT SERVES AS A WONDERFUL GARDEN AND RECREATIONAL SPACE. MERGING THE LOTS WILL ENSURE THE VACANT LOTS WILL REMAIN AN OPEN SPACE.

Are there Covenants or Restrictions concerning this land? [] Yes [X] No

If yes, please furnish copies.

RECEIVED

APR 27 2022

VILLAGE OF GREENPORT
BUILDING DEPARTMENT



Village of Greenport Building Department
236 Third Street, Greenport, New York 11944
OFFICE: 631.477.0248 / FAX: 631.477.1877

NOTICE OF DISAPPROVAL

Date: April 21, 2022

To: Jesse Browner & Judith Clain

PLEASE TAKE NOTICE that your application dated January 4, 2022, combining or merging two lots and addition to existing dwelling at property located at 225 Monsell Place, Greenport NY 11944 in the R1, is returned herewith and disapproved on the following grounds:

1. § 118-15 Merging or combining lots prohibited.

[Amended 4-26-2018 by L.L. No. 2-2018]

Owners of lots or an owner of lots in the Village of Greenport shall be prohibited from combining or merging two or more of those lots, except that where a nonconforming lot is adjacent to a conforming lot and the nonconforming lot and conforming lot have the same owner, the owner may merge the nonconforming lot with the conforming lot with the prior approval of the Zoning Board of Appeals of the Village of Greenport. The criteria to be used by the Zoning Board of Appeals in the consideration of the application for approval of a merger shall be the same criteria as for an area variance and such other criteria as the Zoning Board of Appeals may determine to be relevant.

The plans show the merger of 2 nonconforming lots. The code prohibits the combining or merging two or more of those lots This would require an area variance.

2. Front Yard Setback Requirements.

150-12 District Regulations

R-1 District: Minimum Front Yard Requirement: 30 feet.

The plans show the rear yard of the setback of 17 feet.

This would require an area variance 13 feet

3. Side Yard Setback Requirements.

150-12 District Regulations

R-1 District: Minimum Side Yard Setback: 10-feet.

The plans show a side yard setback of 7 feet

This would require an area variance of 3 feet.

This application is therefore denied, requiring the above-mentioned area variances.

The premise to which this application applies to is located at:
225 Monsell Place, Greenport NY 11944 in the R1.

Map: 1001 Section: 2 Block: 2 Lot: 41.4 & 41.5



Alex Bolanos
Code Enforcement Official

.....
Date : 04/21/2022

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 I - Project and Sponsor Information | | | |
| Name of Action or Project: Jesse Browner | | | |
| Project Location (describe, and attach a location map): 225 Monsell Place, Greenport, NY 11944 | | | |
| Brief Description of Proposed Action: SINGLE STORY ADDITION OF FAMILY ROOM, REPLACE REAR DECK AND ADD ABOR. | | | |
| Name of Applicant or Sponsor: Jesse Browner | | Telephone: [REDACTED] | |
| | | E-Mail: [REDACTED] | |
| Address: [REDACTED] | | | |
| City/PO: | | State: | Zip Code: |
| 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 | YES |
| | | <input checked="" type="checkbox"/> | <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: | | NO | YES |
| Building permit | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | .117 acres | |
| b. Total acreage to be physically disturbed? | | 800 SQ. FT acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | _____ 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, a. A permitted use under the zoning regulations? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | N/A <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 <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO <input checked="" type="checkbox"/> | YES <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? If the proposed action will exceed requirements, describe design features and technologies: _____ | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? EXISTING GREENPORT WATER If No, describe method for providing potable water: _____ AND SEWER | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | NO <input type="checkbox"/> | YES <input type="checkbox"/> | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | NO <input checked="" type="checkbox"/> | YES <input 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 <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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 <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 16. Is the project site located in the 100 year flood plain? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: DRY WELLS <input type="checkbox"/> NO <input checked="" 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>Eileen Wingate</u> Date: <u>4/25/22</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.

| | |
|--|--|
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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) |

PRINT

CONSULTANTS

ARCHITECT
THE TURETT COLLABORATIVE
277 BROADWAY, SUITE 1300
NEW YORK, NY, 10007
212.965.1244

STRUCTURAL ENGINEER
XXXX
XXXX
XXXX
XXXX

MECHANICAL ENGINEER
XXXX
XXXX
XXXX
XXXX

AV + IT CONSULTANT
XXXX
XXXX
XXXX
XXXX

ACOUSTICAL CONSULTANT
XXXX
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XXXX

CONSULTANT 6 TYPE
XXXX
XXXX
XXXX
XXXX


CONSULTANT 7 TYPE
XXXX
XXXX
XXXX
XXXX

THE TURETT COLLABORATIVE:

277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007
T: 212.965.1244 | E: INFO@TURETTARCH.COM

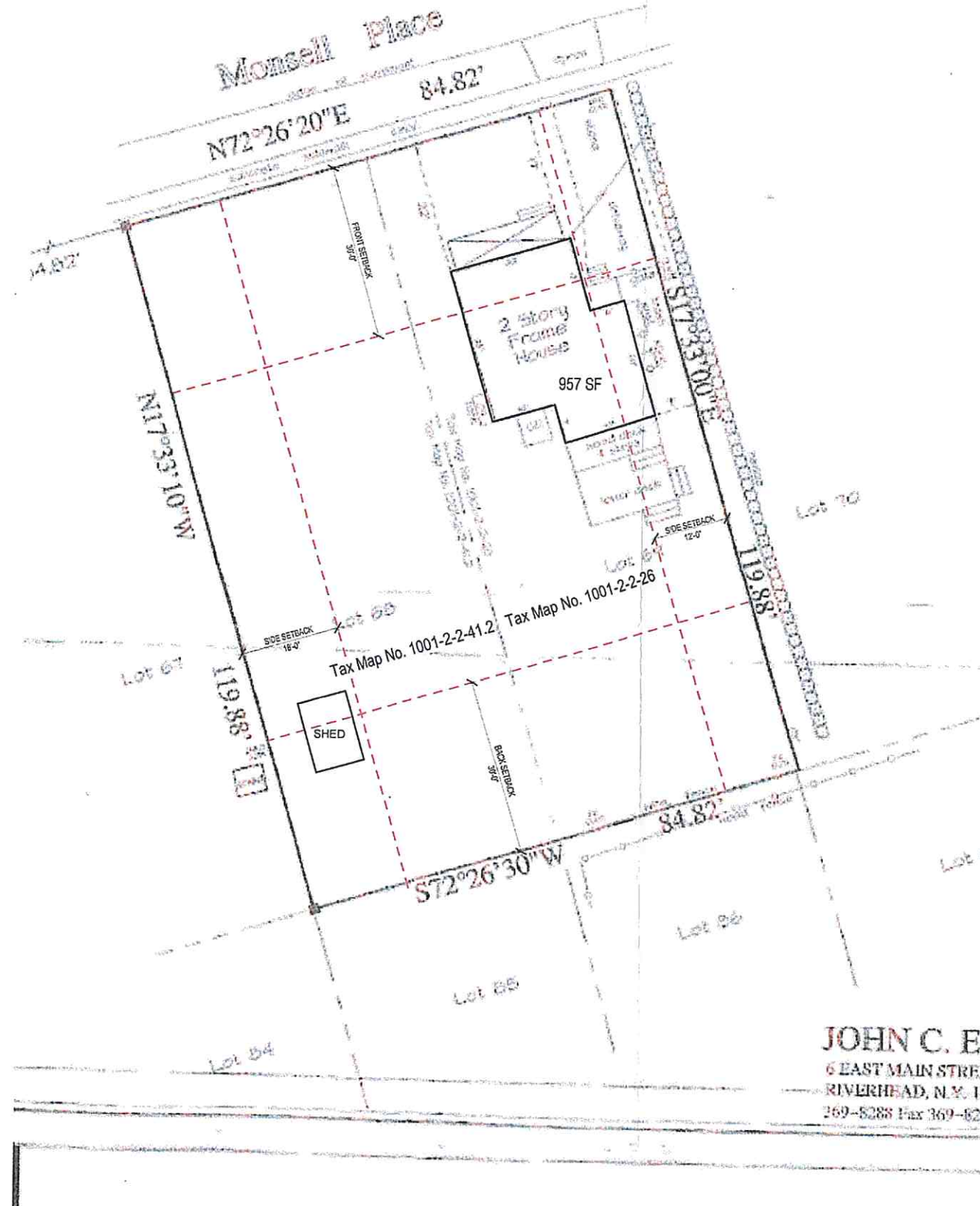
DRAWING TITLE

EXISTING SURVEY

| | | | |
|---|-------------------|------------|----------|
|  | STAMP & SIGNATURE | PROJ. NO.: | 2018 |
| | | DATE: | 03/17/21 |
| | | SCALE: | |
| | | SHT. NO.: | Z-001 |

AREA OF HOUSE + DECK = 957 SF
LOT AREA = 5040 SF
LOT COVERAGE = 18.98 %

PROPERTY OF JOHN A. MONSELL



JOHN C. EL
6 EAST MAIN STREET
RIVERHEAD, N.Y. 11
369-8288 Fax 369-8281




- CONSULTANTS**
- ARCHITECT
 THE TURETT COLLABORATIVE
 277 BROADWAY, SUITE 1300
 NEW YORK, NY, 10007
 212.965.1244
- STRUCTURAL ENGINEER
 XXXX
 XXXX
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- MECHANICAL ENGINEER
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- AV + IT CONSULTANT
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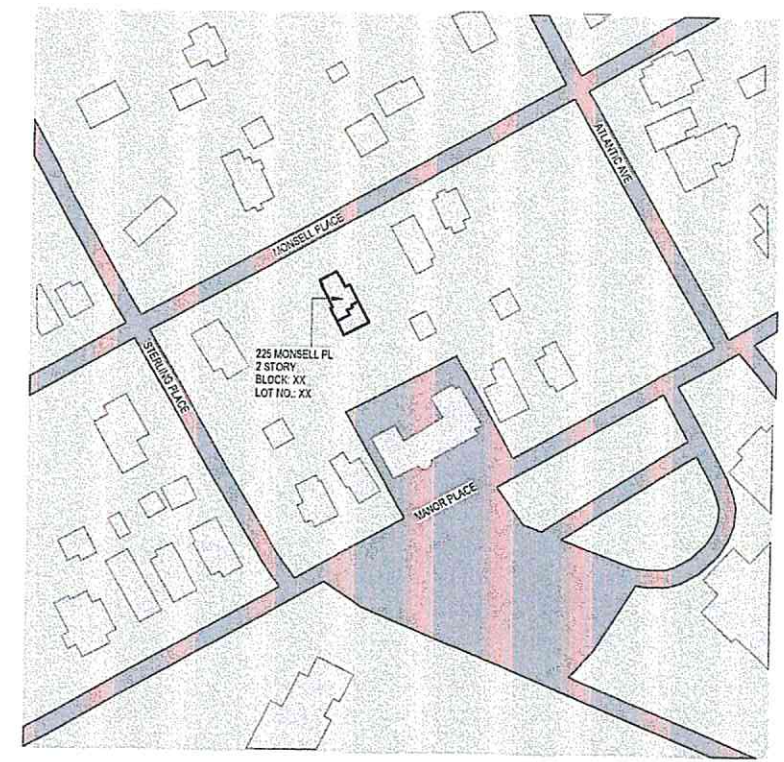
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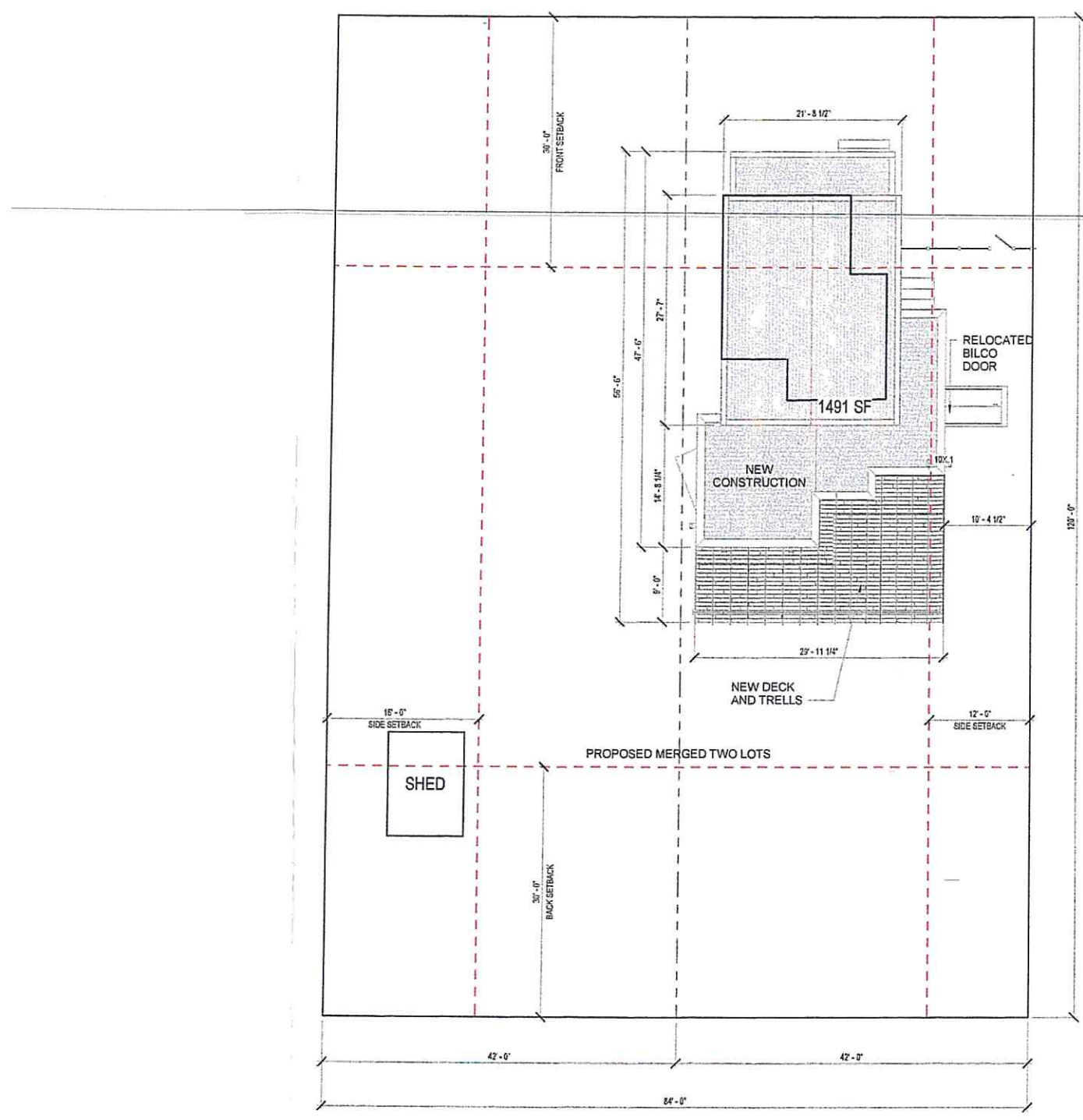
NEW PROPOSED SITE PLAN

| | |
|---|---------------------|
| STAMP & SIGNATURE | PROJ. NO.: 2018 |
|  | DATE: 01/08/20 |
| | SCALE: As Indicated |
| | SHT. NO.: Z-002 |



1 Location Plan
 1" = 80'-0"

| | |
|--|--------|
| BULK REQ. | ii |
| DISTRICT | R-1 |
| MINIMUM REQUIREMENTS FOR 1-FAMILY DETACHED... | |
| LOT SIZE (SQUARE FEET) | 10,080 |
| LOT WIDTH (FEET) | 84 |
| LOT DEPTH (FEET) | 120 |
| FRONT YARD (FEET) | 30 |
| SIDE YARD (FEET) | 15 |
| BOTH SIDE YARDS (FEET) | 30 |
| REAR YARD (FEET) | 30 |
| LIVABLE FLOOR AREA (SQUARE FEET PER DWELLING UNIT) | 850 |
| MAXIMUM PERMITTED DIMENSIONS: | |
| LOT COVERAGE (PERCENT) | 14.67 |
| BUILDING HEIGHT (FEET) | 31.6 |
| NUMBER OF STORIES | 2 |



2 SITE PLAN
 1/8" = 1'-0"



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 NEW YORK, NY, 10007
 212.965.1244

STRUCTURAL ENGINEER
 XXXX
 XXXX
 XXXX

MECHANICAL ENGINEER
 XXXX
 XXXX
 XXXX

AV + IT CONSULTANT
 XXXX
 XXXX
 XXXX

ACOUSTICAL CONSULTANT
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CONSULTANT 6 TYPE
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CONSULTANT 7 TYPE
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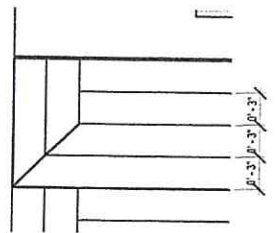
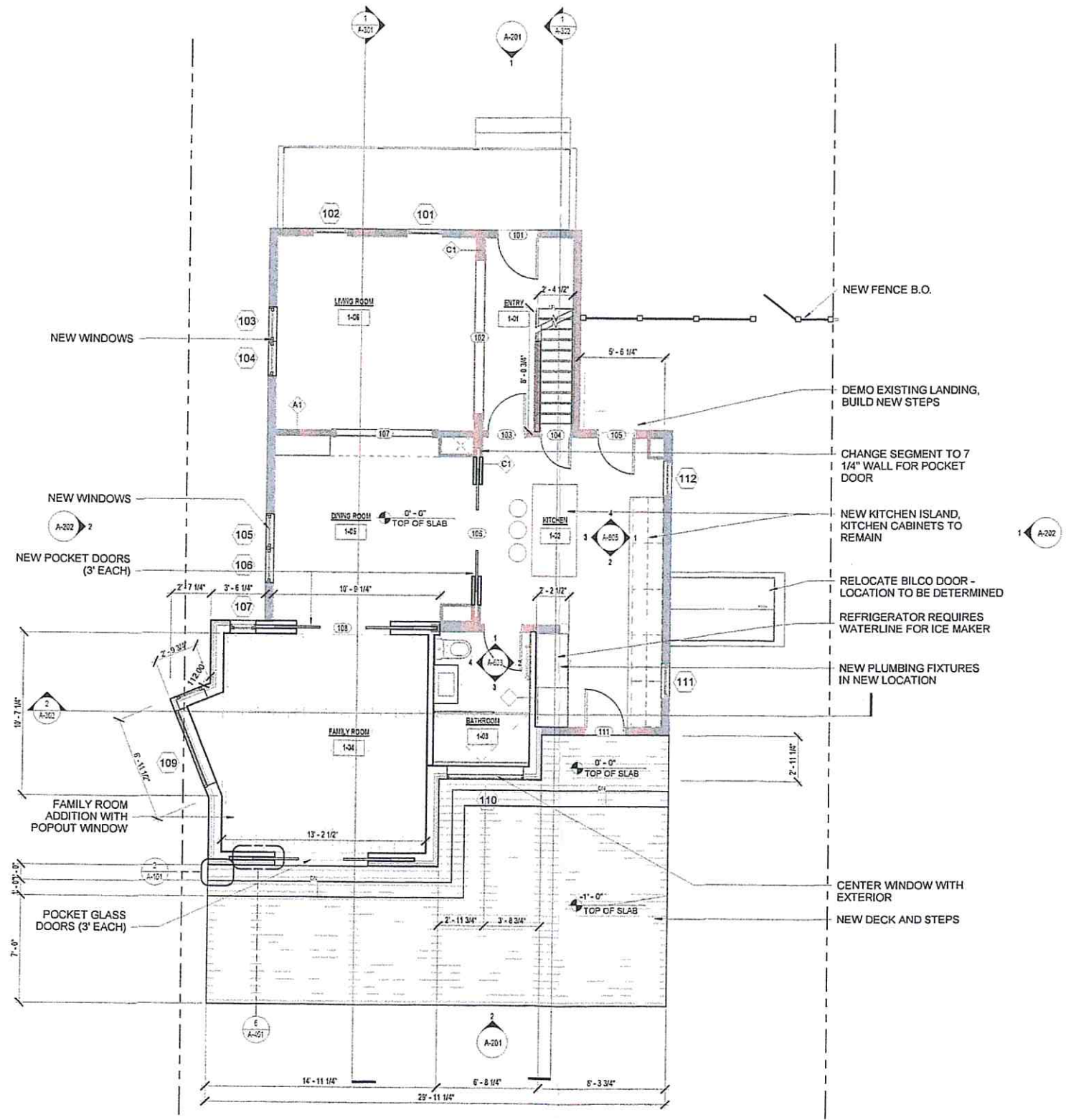
THE TURETT COLLABORATIVE

277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007
 T: 212.965.1244 | E: INFO@TURETTARCH.COM

DRAWING TITLE

CONSTRUCTION PLAN -
 LEVEL 1

| | | |
|---|-------------------|---------------------|
|  | STAMP & SIGNATURE | PROJ. NO.: 2018 |
| | | DATE: 01/07/20 |
| | | SCALE: As Indicated |
| | | SHT. NO.: A-101 |



2 PLAN DETAIL - WOOD DECK
 1/4" = 1'-0"

1 CONSTRUCTION PLAN - LEVEL 1
 1/4" = 1'-0"



| ISSUE/REVISION | DATE |
|----------------|------------|
| 1 Revision 1 | 08/04/2021 |

CONSULTANTS

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 277 BROADWAY, SUITE 1300
 NEW YORK, NY, 10007
 212.965.1244

STRUCTURAL ENGINEER
 XXXX
 XXXX
 XXXX
 XXXX

MECHANICAL ENGINEER
 XXXX
 XXXX
 XXXX
 XXXX

AV + IT CONSULTANT
 XXXX
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ACOUSTICAL CONSULTANT
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CONSULTANT 6 TYPE
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CONSULTANT 7 TYPE
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 XXXX
 XXXX

THE TURETT COLLABORATIVE:

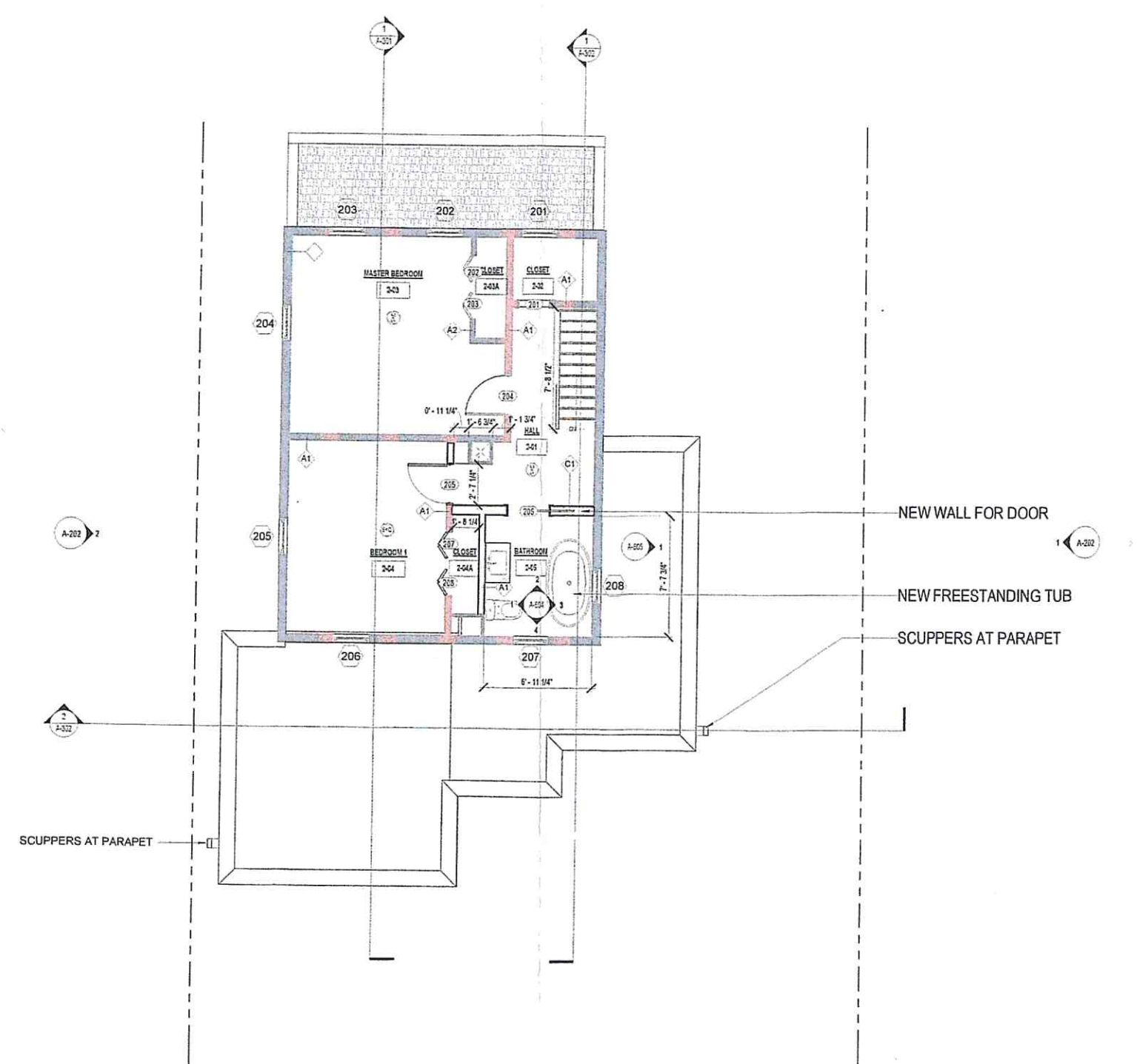
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 T: 212.965.1244 | E: INFO@TURETTARCH.COM

DRAWING TITLE

CONSTRUCTION PLAN -
 LEVEL 2

| | | |
|---|-------------------|---------------------|
|  | STAMP & SIGNATURE | PROJ. NO.: 2018 |
| | | DATE: 09/15/19 |
| | | SCALE: 1/4" = 1'-0" |
| | | SHT. NO.: 40 |

A-102



1 CONSTRUCTION PLAN - LEVEL 2
 1/4" = 1'-0"



CONSULTANTS

ARCHITECT
THE TURETT COLLABORATIVE
277 BROADWAY, SUITE 1300
NEW YORK, NY, 10007
212.965.1244

STRUCTURAL ENGINEER
XXXX
XXXX
XXXX

MECHANICAL ENGINEER
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AV + IT CONSULTANT
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ACOUSTICAL CONSULTANT
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CONSULTANT 6 TYPE
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CONSULTANT 7 TYPE
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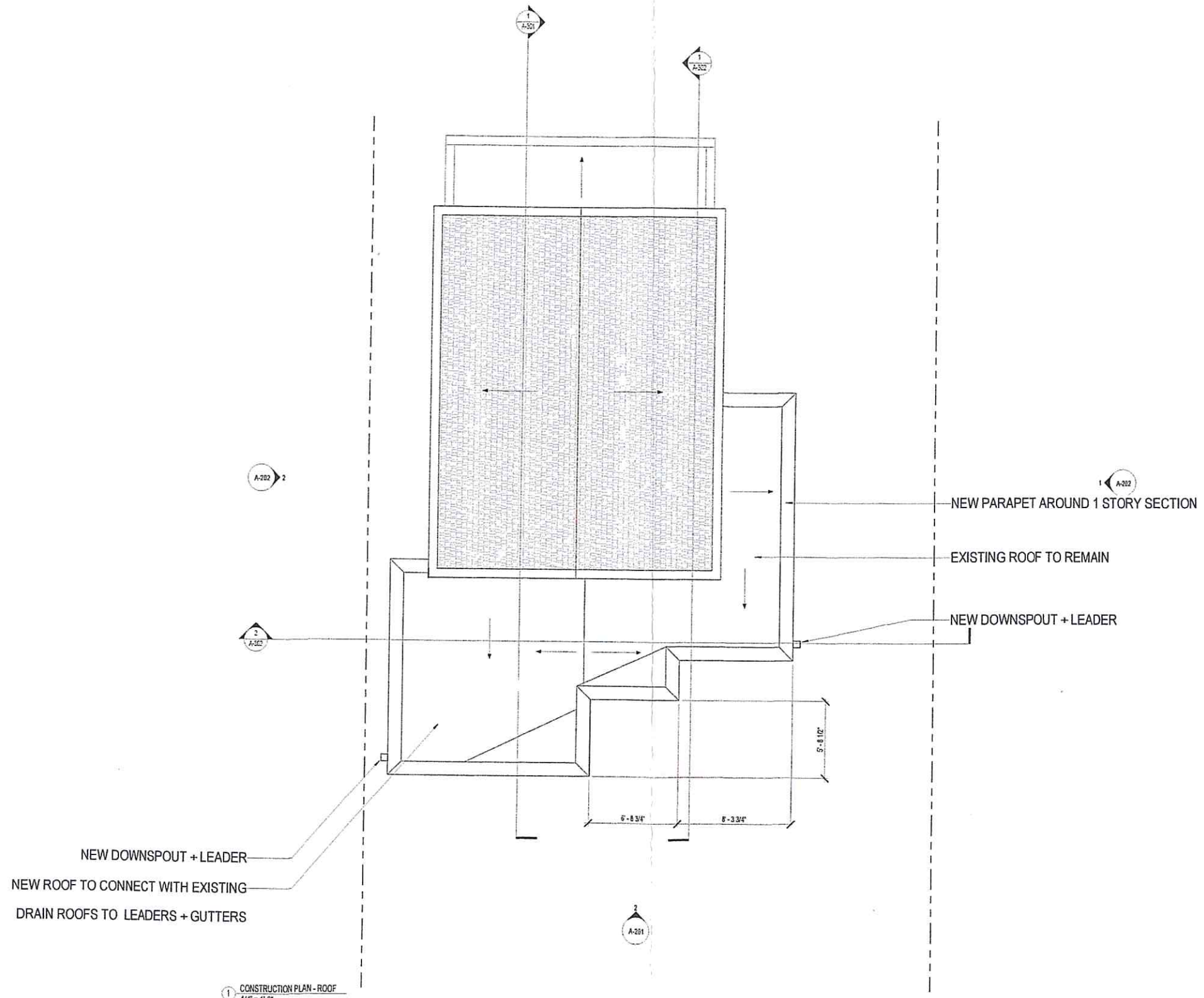
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DRAWING TITLE

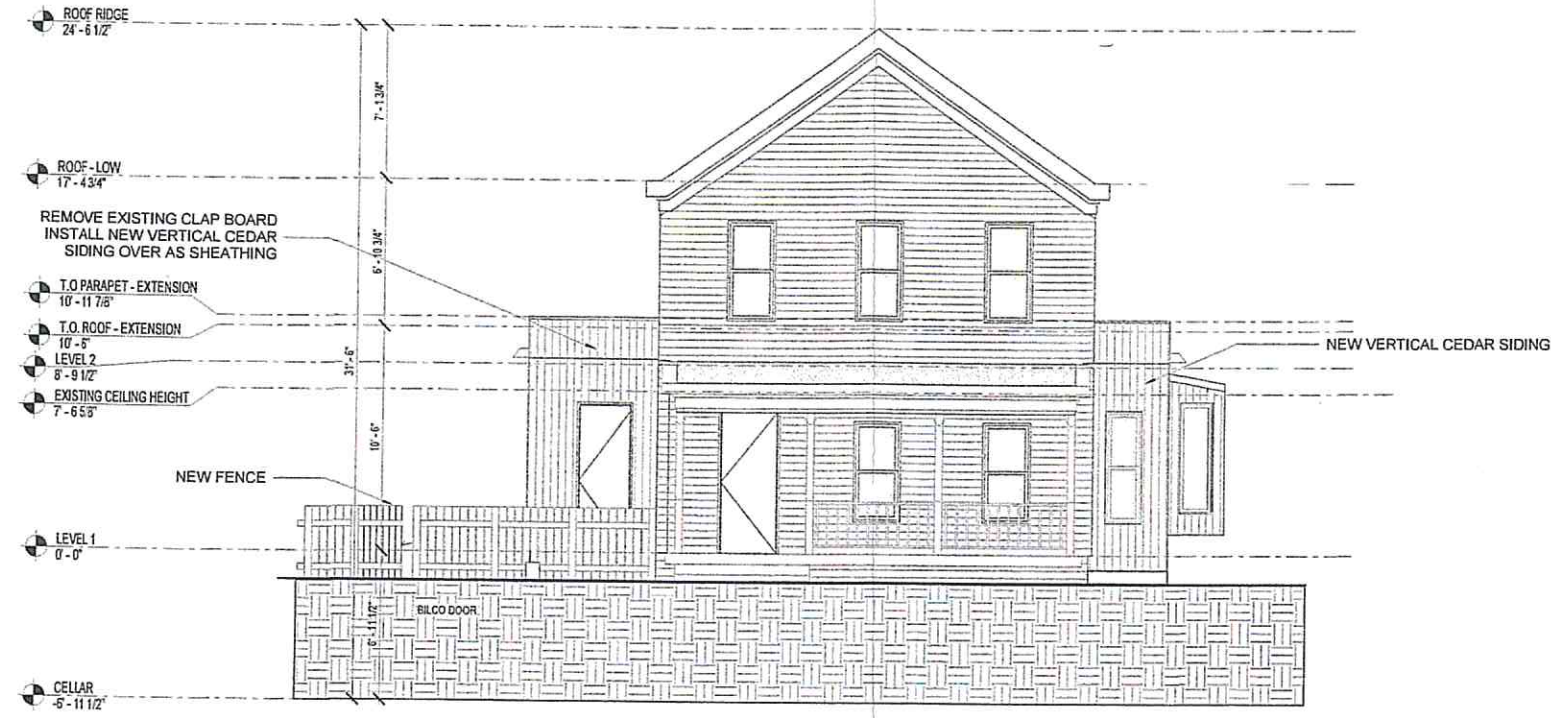
CONSTRUCTION PLAN - ROOF

| | | |
|---|-------------------|---------------------|
|  | STAMP & SIGNATURE | PROJ. NO.: 2018 |
| | | DATE: 01/07/20 |
| | | SCALE: 1/4" = 1'-0" |
| | | SHT. NO.: A-103 |

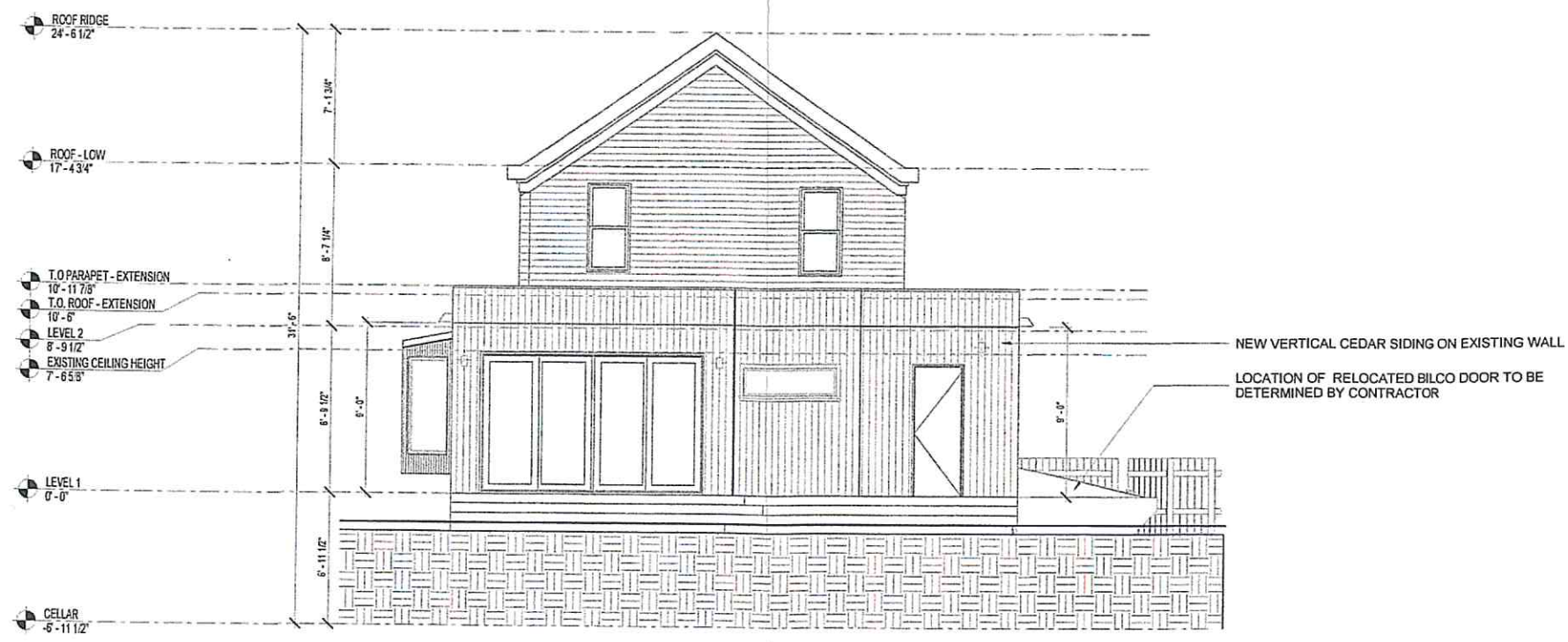


NEW DOWNSPOUT + LEADER
NEW ROOF TO CONNECT WITH EXISTING
DRAIN ROOFS TO LEADERS + GUTTERS

1 CONSTRUCTION PLAN - ROOF
1/4" = 1'-0"



1 PROPOSED NORTH (FRONT) ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH (REAR) ELEVATION
1/4" = 1'-0"

CONSULTANTS

ARCHITECT
THE TURETT COLLABORATIVE
277 BROADWAY, SUITE 1300
NEW YORK, NY, 10007
212.965.1244

STRUCTURAL ENGINEER
XXXX
XXXX
XXXX
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MECHANICAL ENGINEER
XXXX
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AV + IT CONSULTANT
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ACOUSTICAL CONSULTANT
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CONSULTANT 6 TYPE
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CONSULTANT 7 TYPE
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THE TURETT COLLABORATIVE:

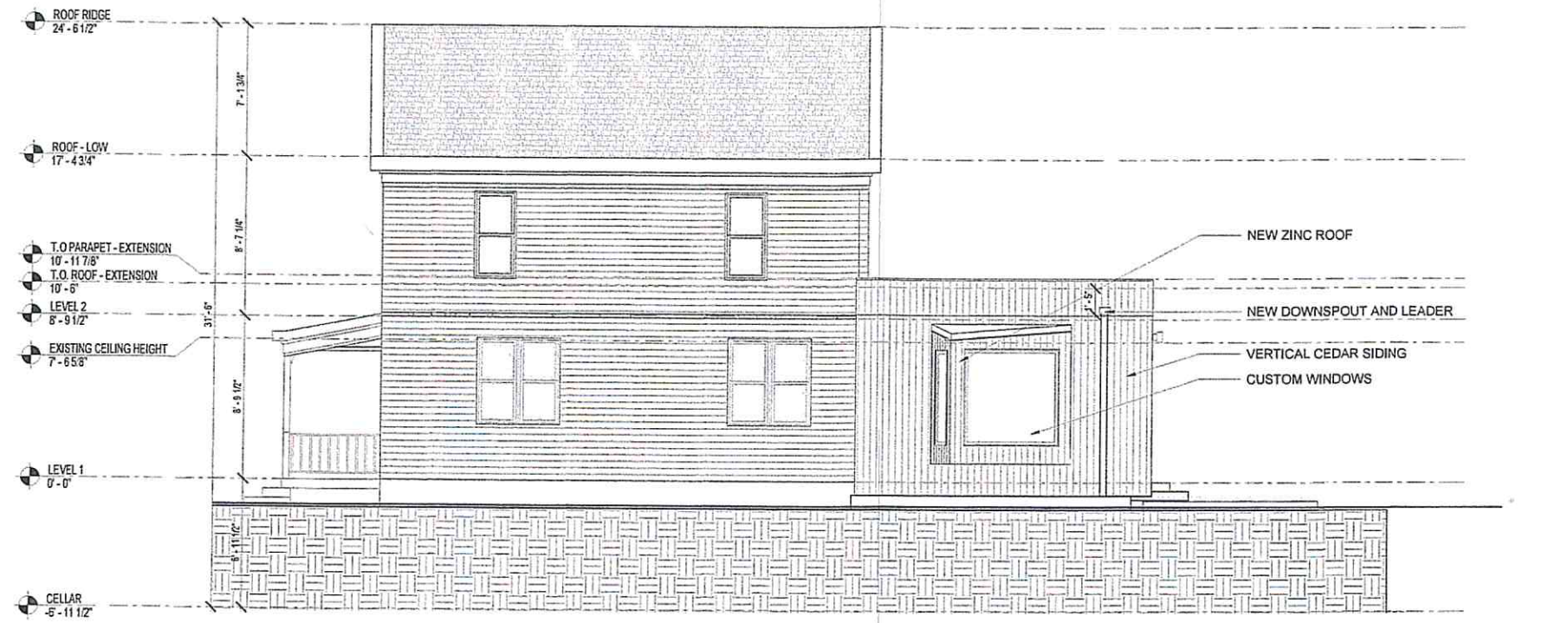
277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007
T: 212.965.1244 | E: INFO@TURETTARCH.COM

DRAWING TITLE

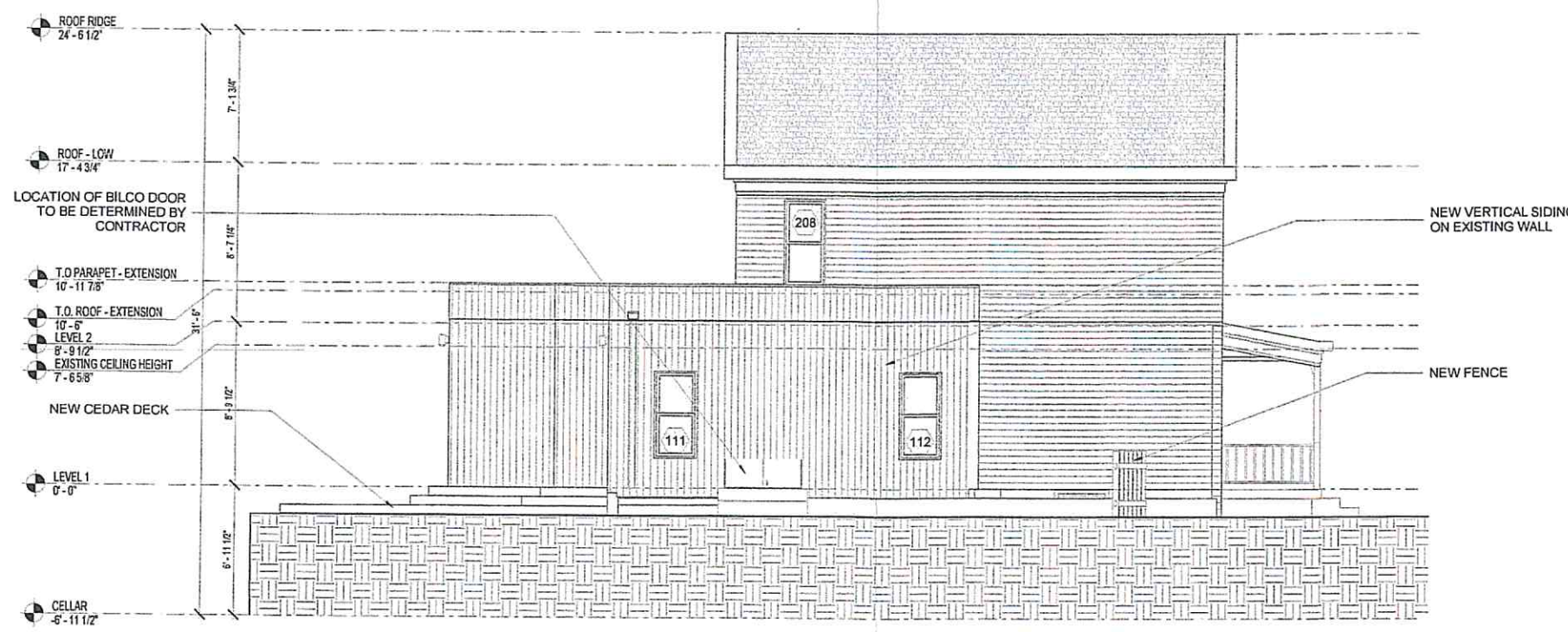
BUILDING ELEVATIONS -
NORTH & SOUTH

| | | |
|--|-------------------|---------------------|
| | STAMP & SIGNATURE | PROJ. NO.: 2018 |
| | | DATE: 09/23/19 |
| | | SCALE: 1/4" = 1'-0" |
| | | SHT. NO.: 5 of 85 |

A-201



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

CONSULTANTS

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277 BROADWAY, SUITE 1300
NEW YORK, NY, 10007
212.965.1244

STRUCTURAL ENGINEER
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MECHANICAL ENGINEER
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AV + IT CONSULTANT
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ACOUSTICAL CONSULTANT
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CONSULTANT 6 TYPE
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CONSULTANT 7 TYPE
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THE TURETT COLLABORATIVE

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DRAWING TITLE

BUILDING ELEVATIONS -
EAST & WEST

| | | |
|--|-------------------|---------------------|
| | STAMP & SIGNATURE | PROJ. NO.: 2018 |
| | | DATE: 01/04/21 |
| | | SCALE: 1/4" = 1'-0" |
| | | SHT. NO.: A-202 |