

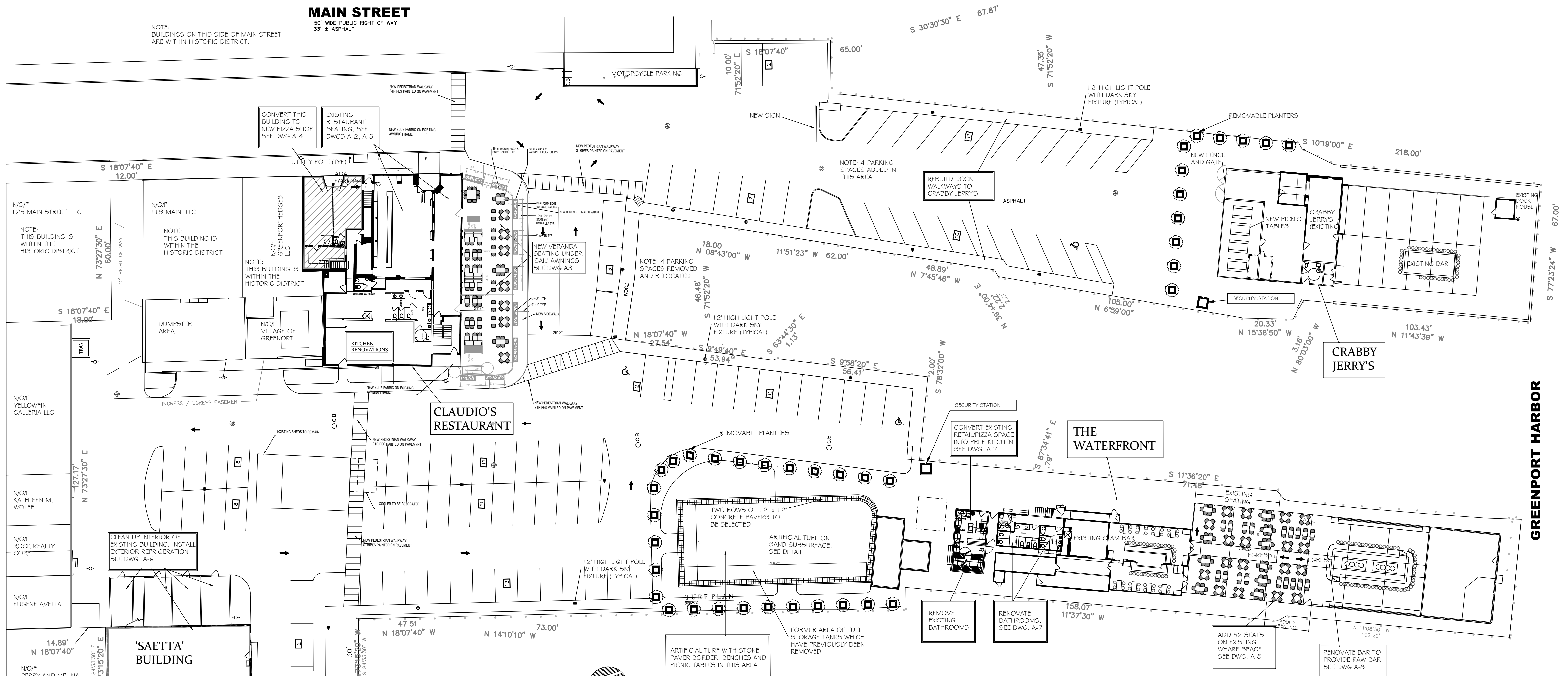
MAIN STREET

NOTE: BUILDINGS ON THIS SIDE OF MAIN STREET ARE WITHIN HISTORIC DISTRICT.

50' WIDE PUBLIC RIGHT OF WAY
33' ± ASPHALT

FRONT STREET
49.2' WIDE PUBLIC RIGHT OF WAY

GREENPORT HARBOR



SITE PLAN

SCALE: 1" = 30'

NOTE ALL STRUCTURES EXISTING EXCEPT AS NOTED

BASED ON SURVEY BY:

LEHR LAND SURVEYORS, LIVERPOOL NY.
DATED MARCH 22, 2018

SCTM No.: 1001-5-4-25, 38.1, 39

TOTAL AREA: 95,058 S.F. = 2.182 A.

ZONE: WC

ADDED SEATING:

CLAUDIO'S RESTAURANT VERANDA: 108 SEATS
'WATERFRONT' OUTDOOR SEATING: 52 SEATS
CRABBY JERRY'S: 32 SEATS

TOTAL SEATING:

	EXISTING	EXISTING AND PROPOSED
RESTAURANT	205	313
'WATERFRONT'	217	269
CRABBY JERRY'S	183	220
PIZZA SHOP		35
TOTAL	605	837

PARKING:

837 SEATS REQUIRES 279 PARKING SPACES, PER SECT. 150-1.2C OF THE VILLAGE CODE, THIS PROPERTY IS EXEMPT FROM OFF-STREET PARKING REQUIREMENTS 99 SPACES PROVIDED+MOTORCYCLE PARKING (PREVIOUSLY 99 SPACES)

LOT COVERAGE:

EXISTING (UNCHANGED): 13,315.3 SF / 95,058 SF = 14.0%

UTILITIES:

ALL UTILITIES AND SEWER SYSTEMS TO REMAIN AS EXISTING FOR THE TIME BEING.

SCOPE OF WORK

RESTAURANT:

1. CONVERT ATTACHED RETAIL BUILDING TO NEW PIZZA SHOP.
2. RENOVATE RESTAURANT KITCHEN.
3. ADD VERANDA SEATING WITH AWNINGS TO SOUTH SIDE OF BUILDING.

'WATERFRONT' (CLAM BAR):

4. RENOVATE MAIN BATHROOMS.
5. LANDSCAPE FORMER DUMPSTER AREA.
6. CONVERT EXISTING PIZZA SHOP TO PREP KITCHEN FOR CLAM BAR.
7. ADD 52 SEATS TO OPEN AREA OF WHARF.
8. RENOVATE OUTDOOR BAR TO INCLUDE RAW BAR.
9. REMOVE BATHROOMS IN NEW PREP AREA.

'SAETTA' BUILDING

1. ADD FREESTANDING REFRIGERATION.

CRABBY JERRY'S

2. REBUILD WALKWAYS.

SITE WORK

3. GENERAL LANDSCAPING AND LIGHTING.

DEC. 23, 2019

ISSUES / REVISIONS

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700 BROADWAY, NEW YORK, NY 10003

PROJECT
ADDITIONS & RENOVATIONS
111 MAIN STREET
GREENPORT, NY 11944

DRAWING TITLE
PROPOSED SITE PLAN

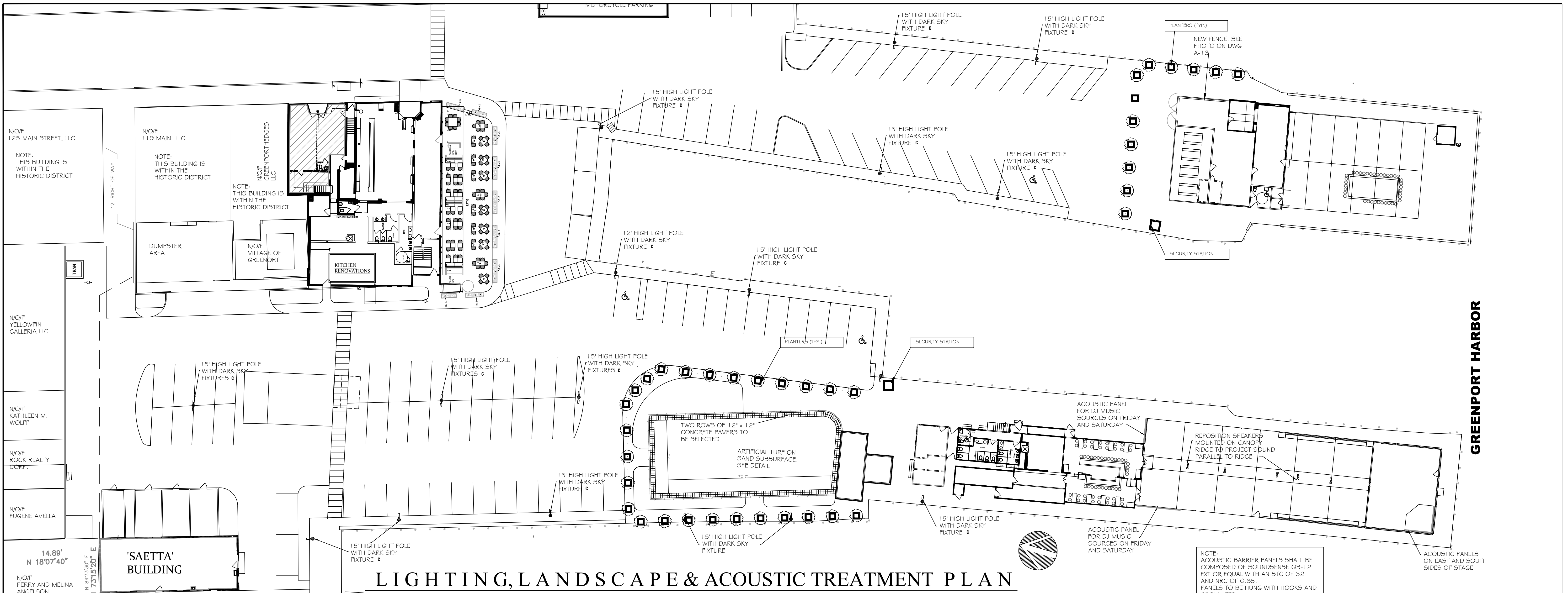
DRAWING No.

A1

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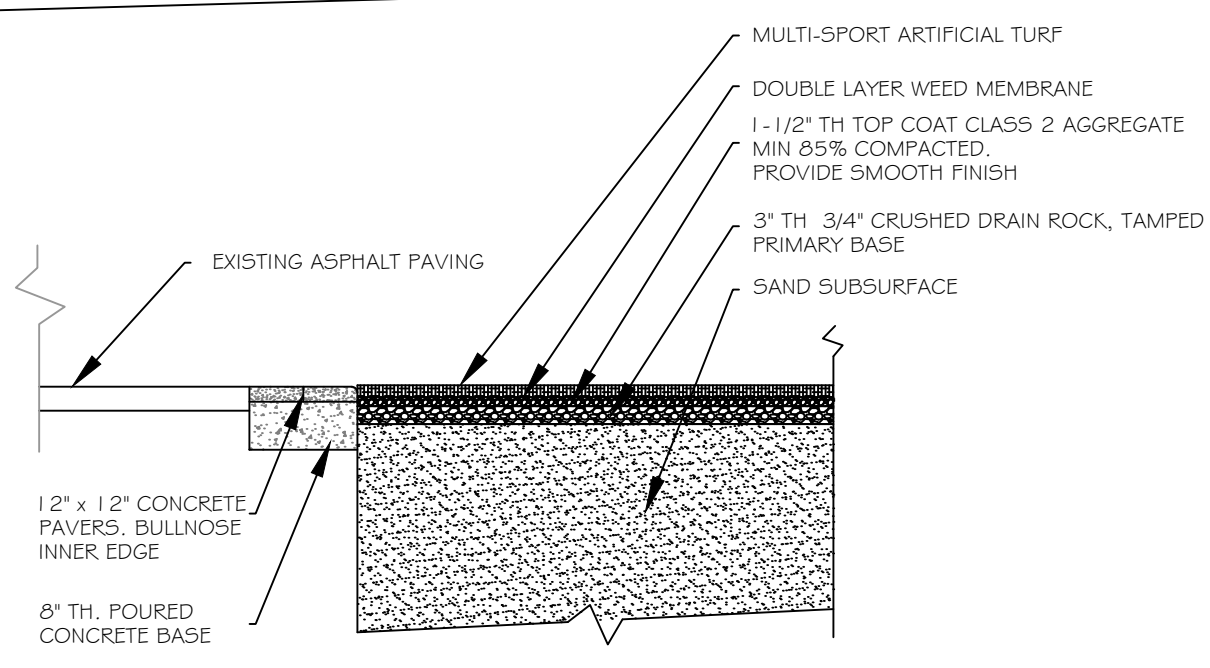
DATE
REV MAY 5, 2020

SCALE
1" = 20'



LIGHTING, LANDSCAPE & ACOUSTIC TREATMENT PLAN

SCALE: 1" = 20'

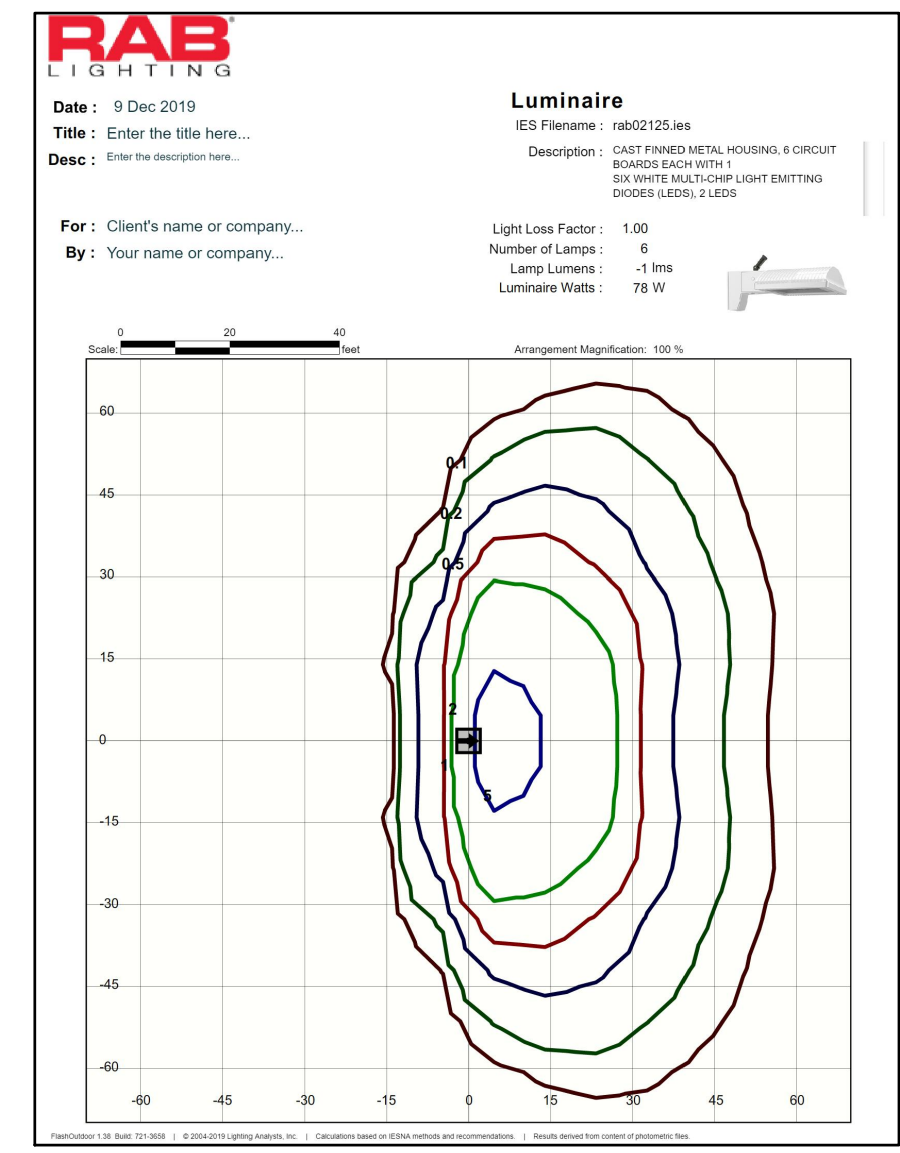


TURF AND EDGE DETAIL
3/8" = 1'



RAB ALED 3T78Y
PARKING LOT FIXTURE ON 15' POLE (23-1/2" LONG)

FIXTURE 'C'



NOTE FIXTURES 'A' AND 'B' ARE PLUG IN MOUNTED UNDER UMBRELLAS AND AWNING



Shown in Satin Aluminum finish

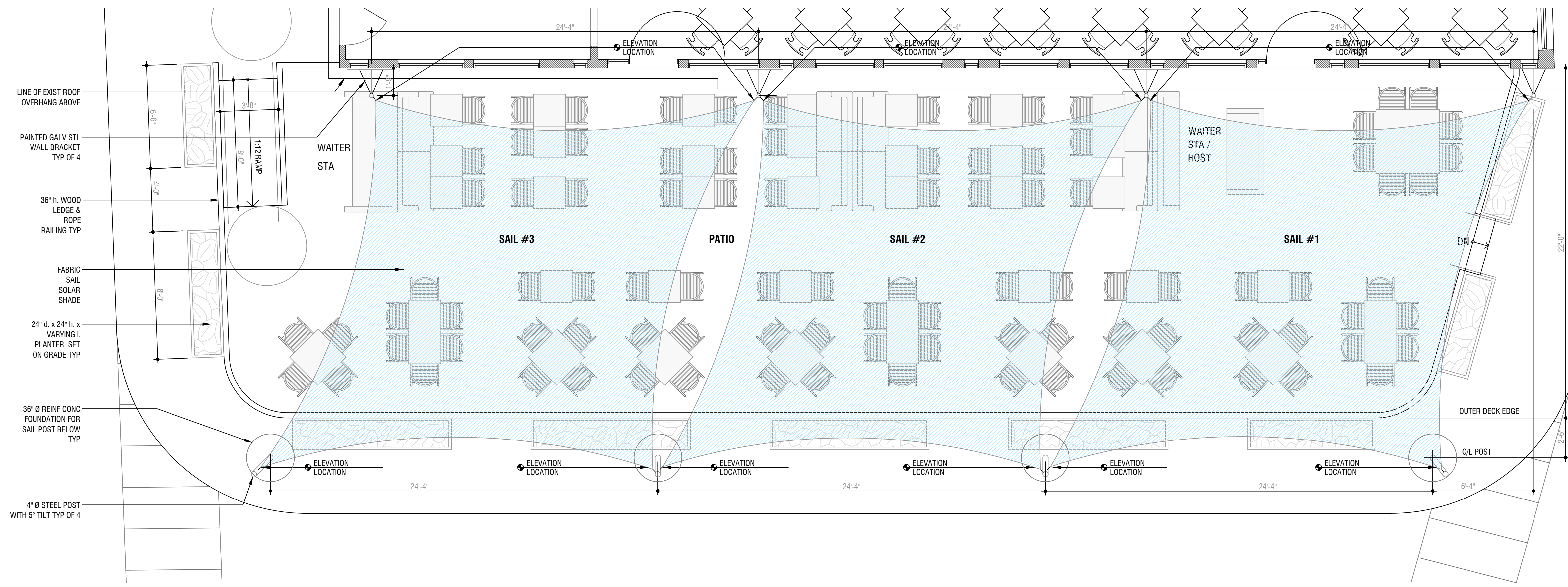
FIXTURE 'D'



Shown in Cast Stainless Steel finish

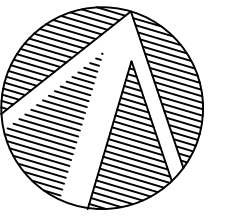
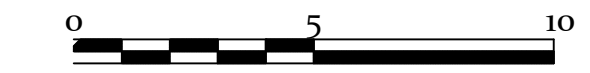
FIXTURE 'E'

ISSUES / REVISIONS	m-USE Architects, PLLC 611 Broadway, Rm 721 New York, NY 10012 tel: 212.391.1580 e: ts@m-use.com	Robert I. Brown Architect, P.C. 205 Bay Ave. Greenport, NY info@ribrownarchitect.com 631-477-9752	CLIENT / OWNER	DRAWING TITLE	DRAWING No.
			CLAUDIO'S PWIB CLAUDIO'S MANAGEMENT 700 BROADWAY, NEW YORK, NY 10003	PROPOSED SITE LIGHTING PLAN	A2
			PROJECT	DATE	SCALE
			ADDITIONS & RENOVATIONS 111 MAIN STREET GREENPORT, NY 11944	REV MAY 5, 2020	1" = 20'
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**RESTAURANT FIRST FLOOR PLAN
VERANDA AWNING LAYOUT**

EXISTING EXCEPT AS NOTED
SCALE: 1/4" = 1'

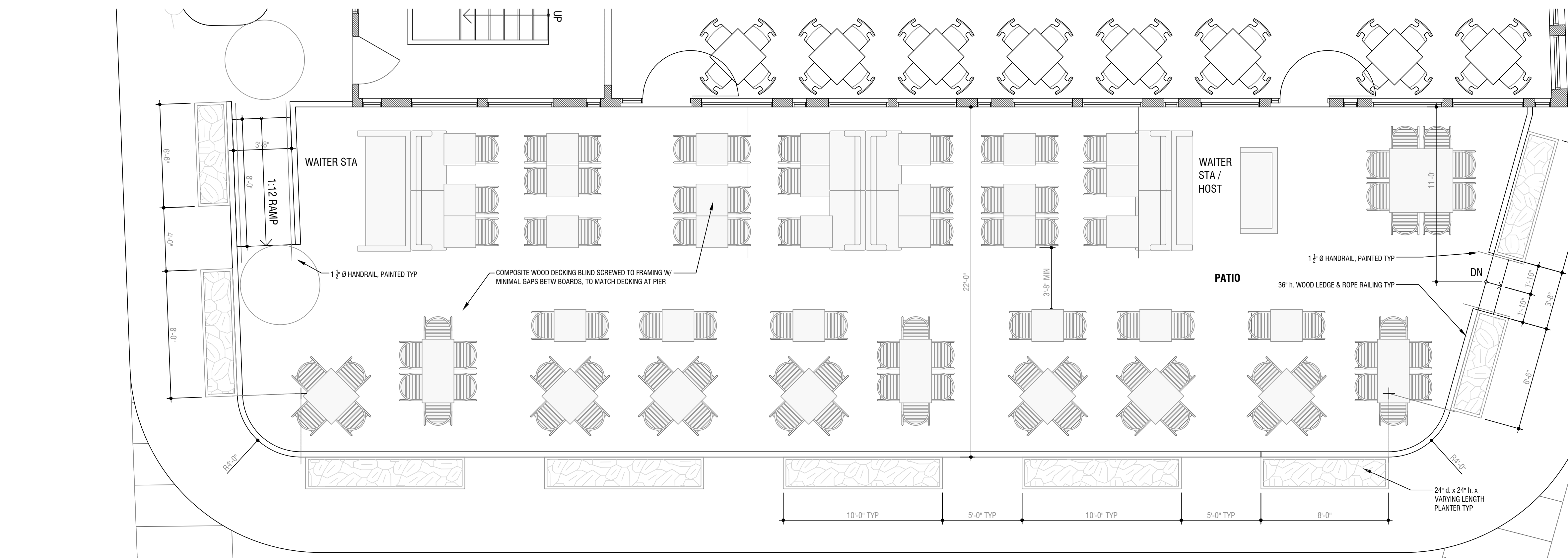
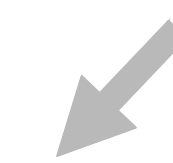


EXISTING SEATING:

13 BAR STOOLS
86 SEATS

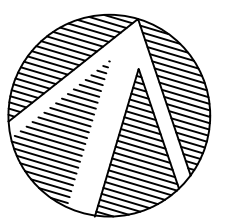
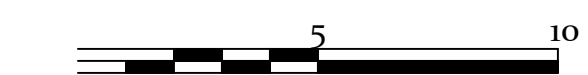
PROPOSED TOTAL SEATING:

13 BAR STOOLS
182 SEATS



RESTAURANT FIRST FLOOR PLAN

EXISTING EXCEPT AS NOTED
SCALE: 1/4" = 1'

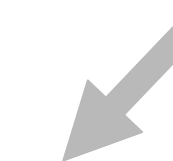


EXISTING SEATING:

13 BAR STOOLS
86 SEATS

PROPOSED TOTAL SEATING:

13 BAR STOOLS
182 SEATS



ISSUES / REVISIONS

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PROJECT
**ADDITIONS &
RENOVATIONS**
111 MAIN STREET
GREENPORT, NY 11944

DRAWING TITLE

**PROPOSED
RESTAURANT
'VERANDA'
SEATING &
AWNINGS**

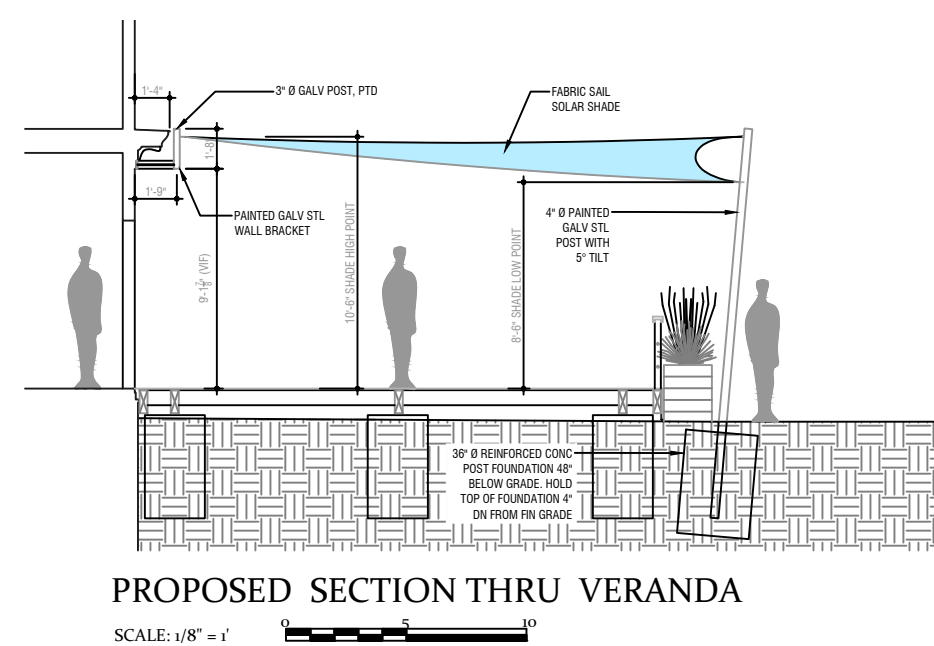
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A3

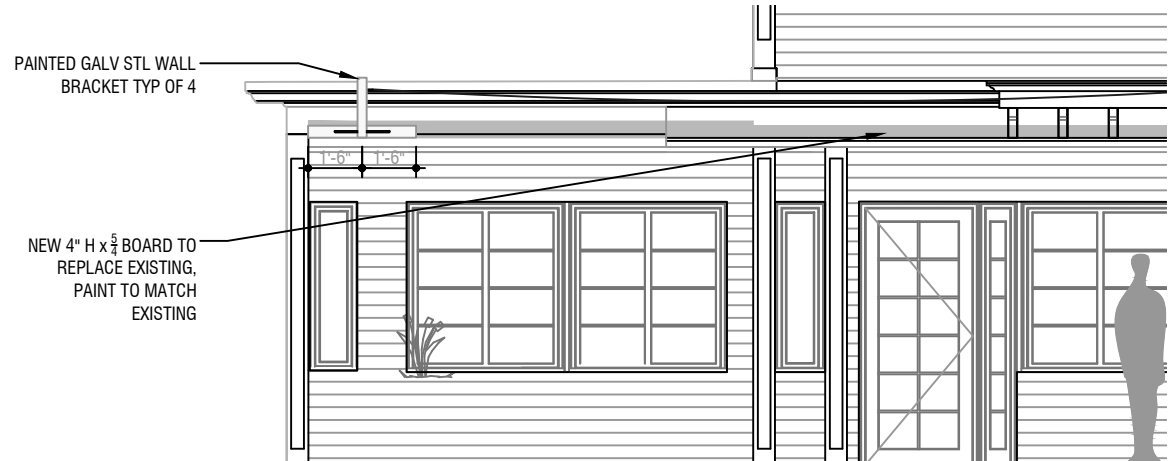
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DATE
REV MAY 5, 2020

SCALE
1/4" = 1'-0"



PROPOSED SECTION THRU VERANDA
SCALE: 1/8" = 1'



TYPICAL AWNING BRACKET DETAIL
SCALE: 3/16" = 1'



PROPOSED WEST ELEVATION
SCALE: 3/16" = 1' EXISTING EXCEPT AS NOTED



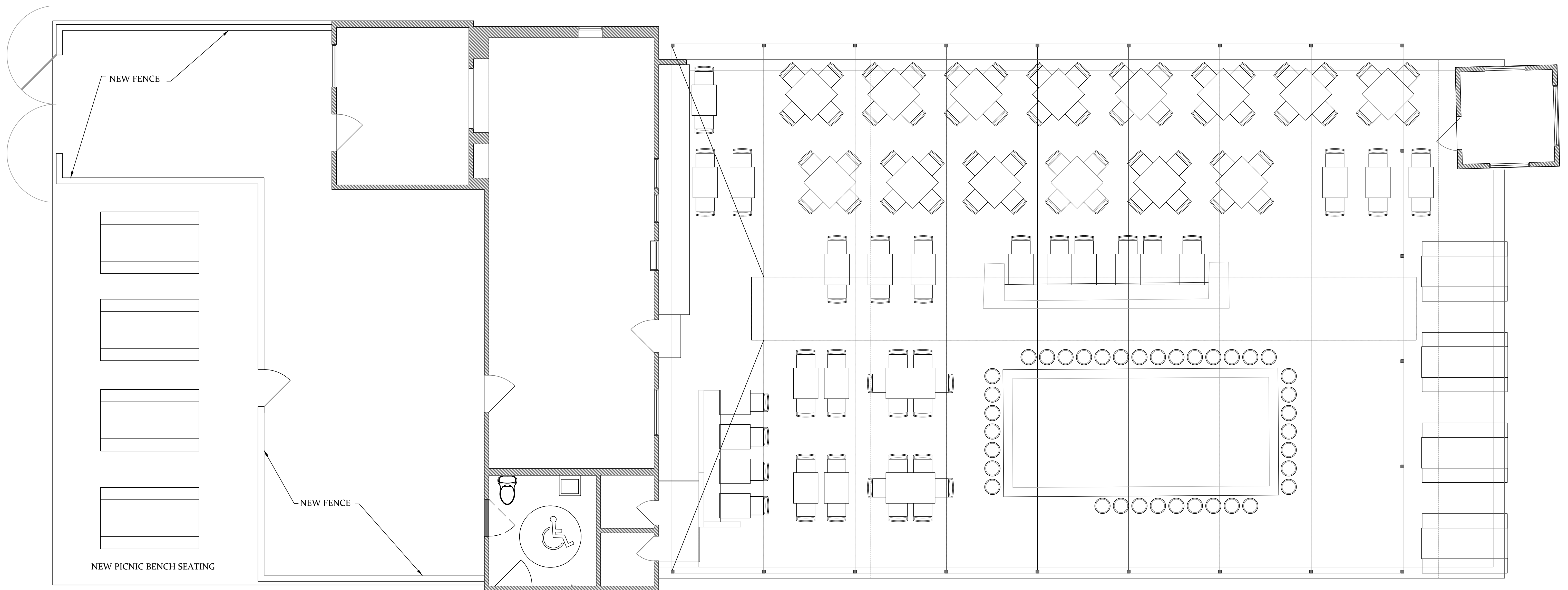
EAST ELEVATION INCLUDING PIZZA SHOP
SCALE: 3/16" = 1' EXISTING EXCEPT AS NOTED



PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1' EXISTING EXCEPT AS NOTED

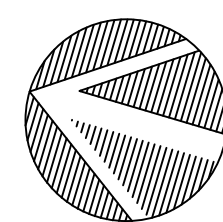
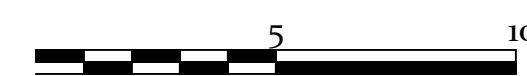
<p>ISSUES / REVISIONS</p>	<p>m-USE Architects, PLLC 611 Broadway, Rm 721 New York, NY 10012 tel: 212.391.1580 e: ts@m-use.com</p>	<p>Robert I. Brown Architect, P.C. 205 Bay Ave. Greenport, NY info@ribrownarchitect.com 631-477-9752</p>	<p>CLIENT / OWNER CLAUDIO'S PWIB CLAUDIO'S MANAGEMENT 700 BROADWAY, NEW YORK, NY 10003</p> <p>PROJECT ADDITIONS & RENOVATIONS 111 MAIN STREET GREENPORT, NY 11944</p>	<p>DRAWING TITLE PROPOSED RESTAURANT ELEVATIONS</p>	<p>DRAWING No. A6</p> <p>DATE REV MAY 5, 2020</p> <p>SCALE NOTED</p>
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CRABBY JERRY'S FLOOR PLAN

EXISTING EXCEPT AS NOTED
SCALE: 1/4" = 1'



EXISTING SEATING:

37 BAR STOOLS
146 SEATS

PROPOSED TOTAL SEATING:

37 BAR STOOLS
183 SEATS

ISSUES / REVISIONS

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PROJECT

ADDITIONS & RENOVATIONS
111 MAIN STREET
GREENPORT, NY 11944

DRAWING TITLE

CRABBY JERRY'S

EXISTING FLOOR PLAN

DRAWING No.

A10

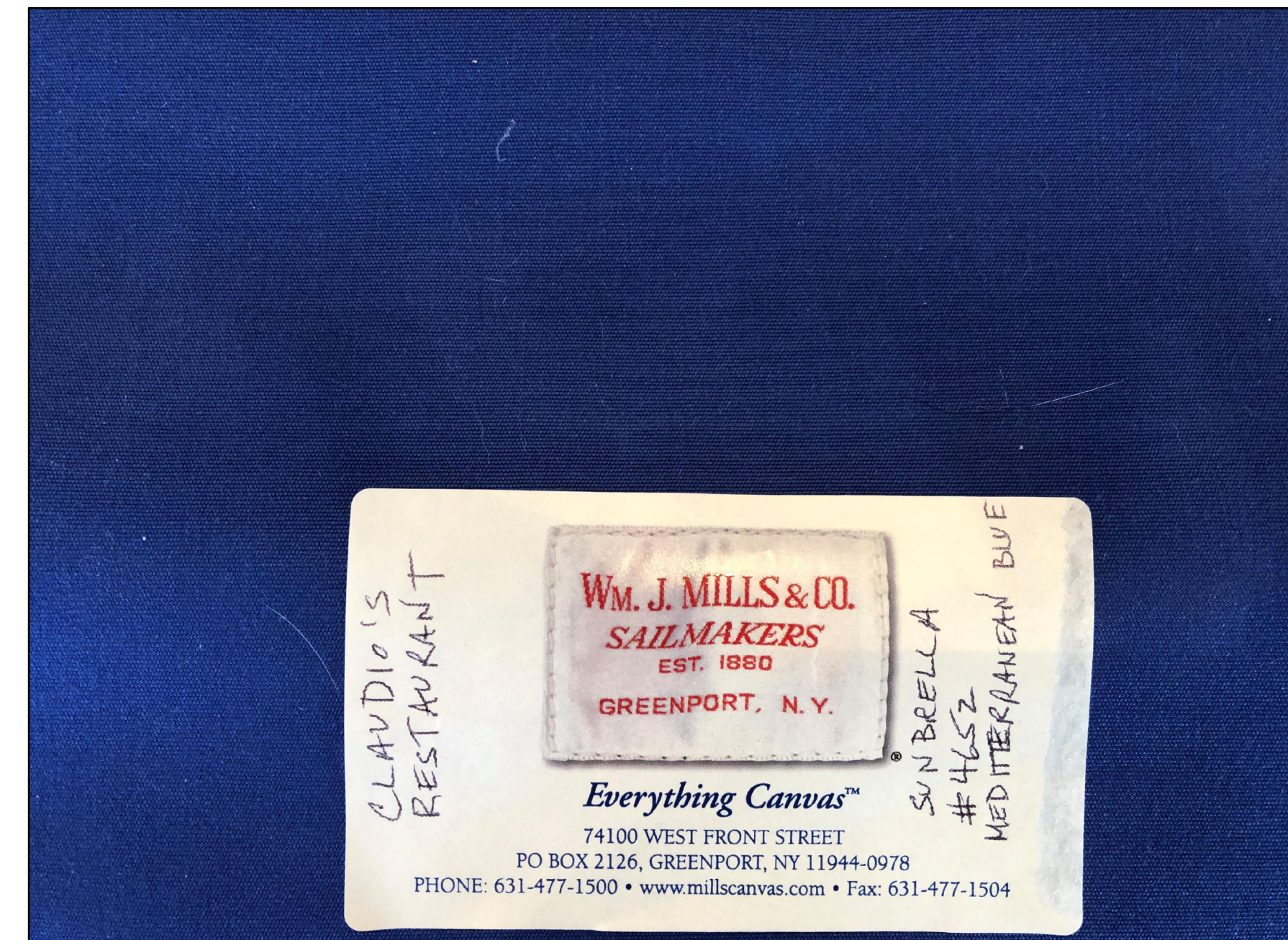
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SCALE
1/4" = 1'



MAIN STREET AWNING



AWNING FABRIC



SAIL AWNING FABRIC



WEST ENTRY AWNING



PLANTER



PIZZA OVEN EXHAUST FAN

ISSUES / REVISIONS

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GREENPORT, NY 11944

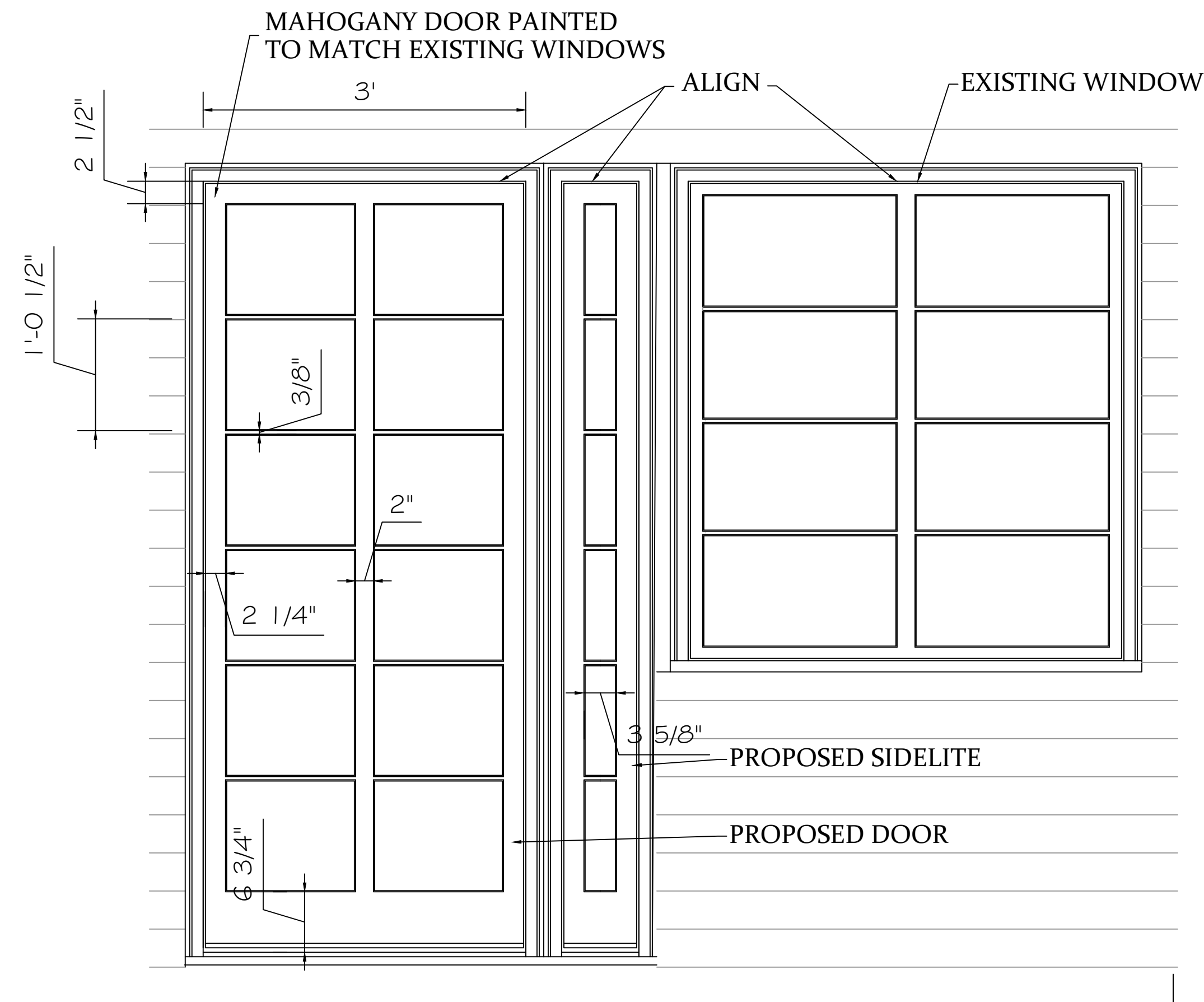
DRAWING TITLE
**PROPOSED
AWNINGS
PLANTER
EXHAUST FAN**

DRAWING No.
A12

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SCALE
1/4" = 1'-0"



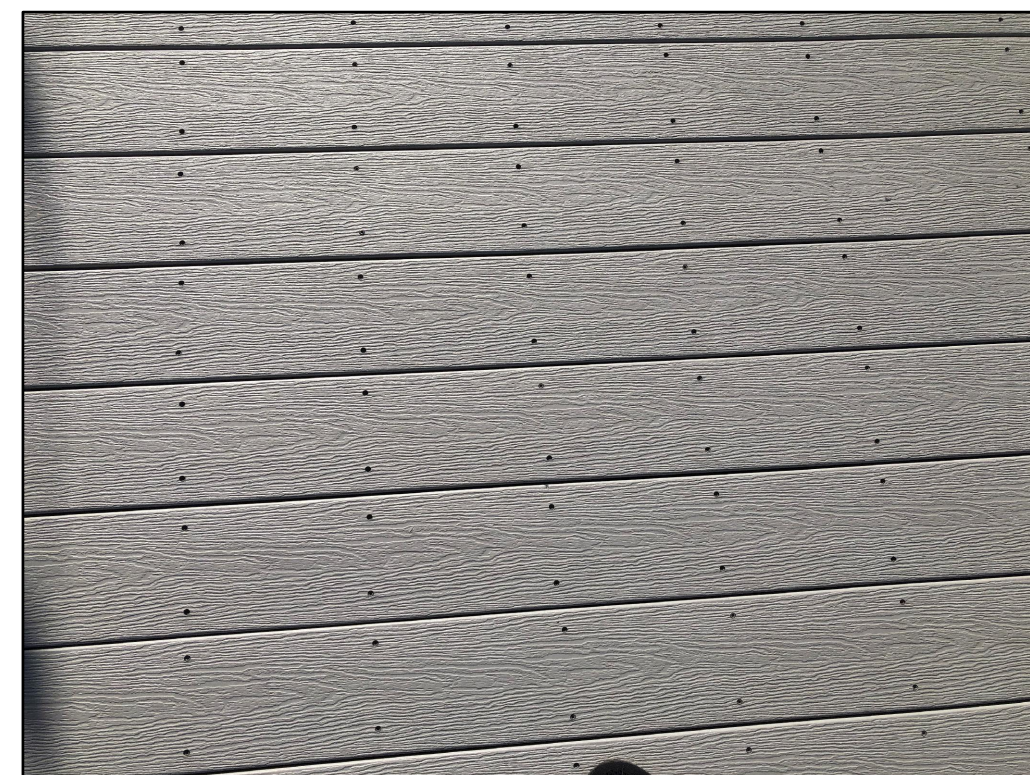
PROPOSED DOOR FROM RESTAURANT TO VERANDA
SCALE 1" = 1'



EXISTING WINDOW AT RESTUARANT



PROPOSED HARDWARE:
EMTEK "TRITON" LEVER (BRASS) WITH ROUND
ROSETTE AND ROUND DEADBOLT



VERANDA DECKING TO MATCH
EXISTING AT WHARF (SHOWN)



ROPE BARRIER BETWEEN
PLANTERS AT VERANDA TO
MATCH SHOWN WITH IPE
TOP RAIL AND 3 HORIZ. ROPES

PROPOSED FENCE AT WALK-IN
COOLERS TO MATCH FENCE AT
CRABBY JERRY'S (SHOWN)



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GREENPORT, NY 11944

DRAWING TITLE
**PROPOSED
MATERIALS**

DRAWING No.
A13

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NOTED