

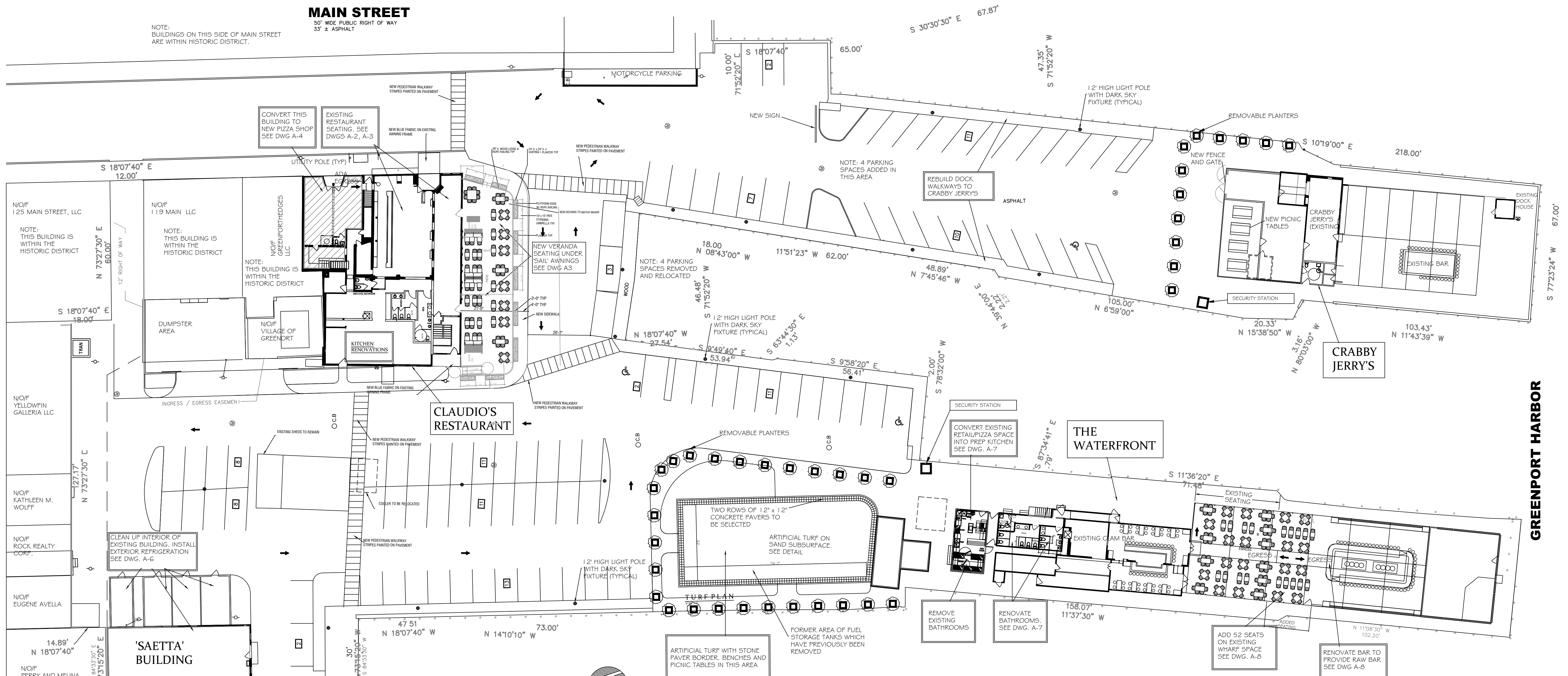
**MAIN STREET**

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' (1" = 15')

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

DRAWING TITLE  
**PROPOSED SITE PLAN**

DRAWING No.

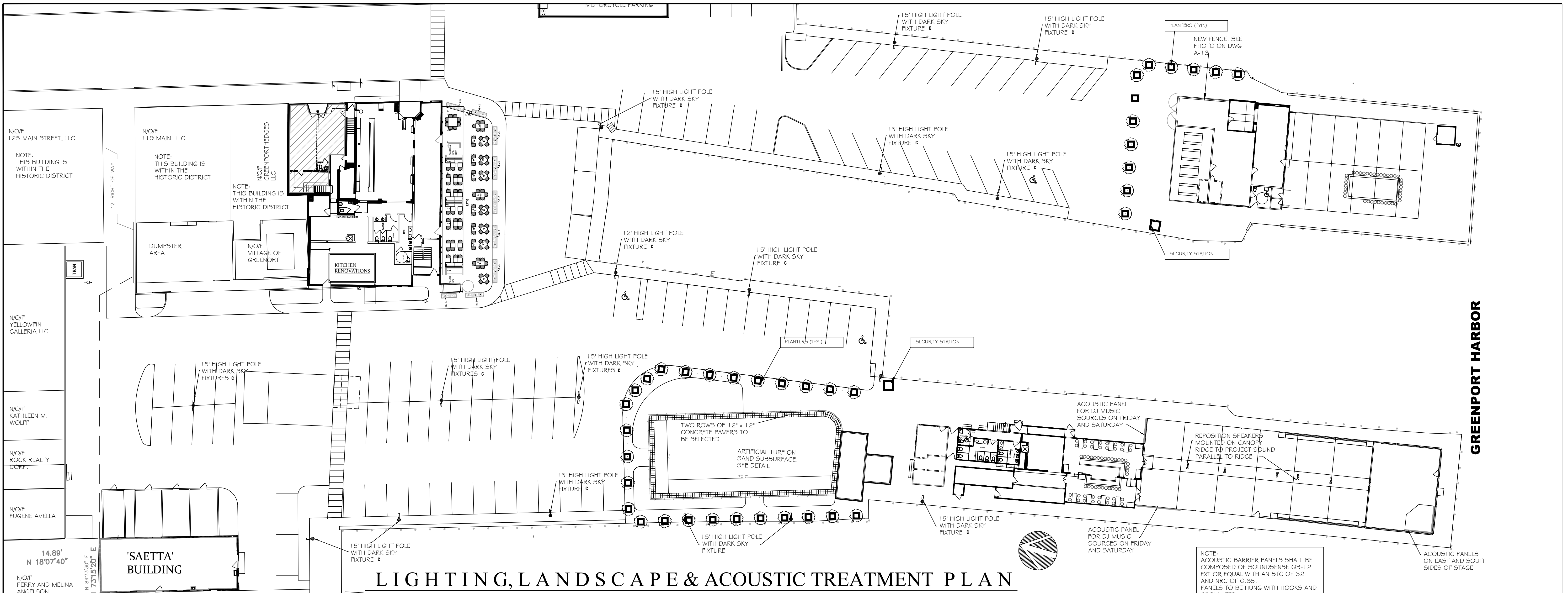
**A1**

DATE  
REV MAY 5, 2020

SCALE  
1" = 20'

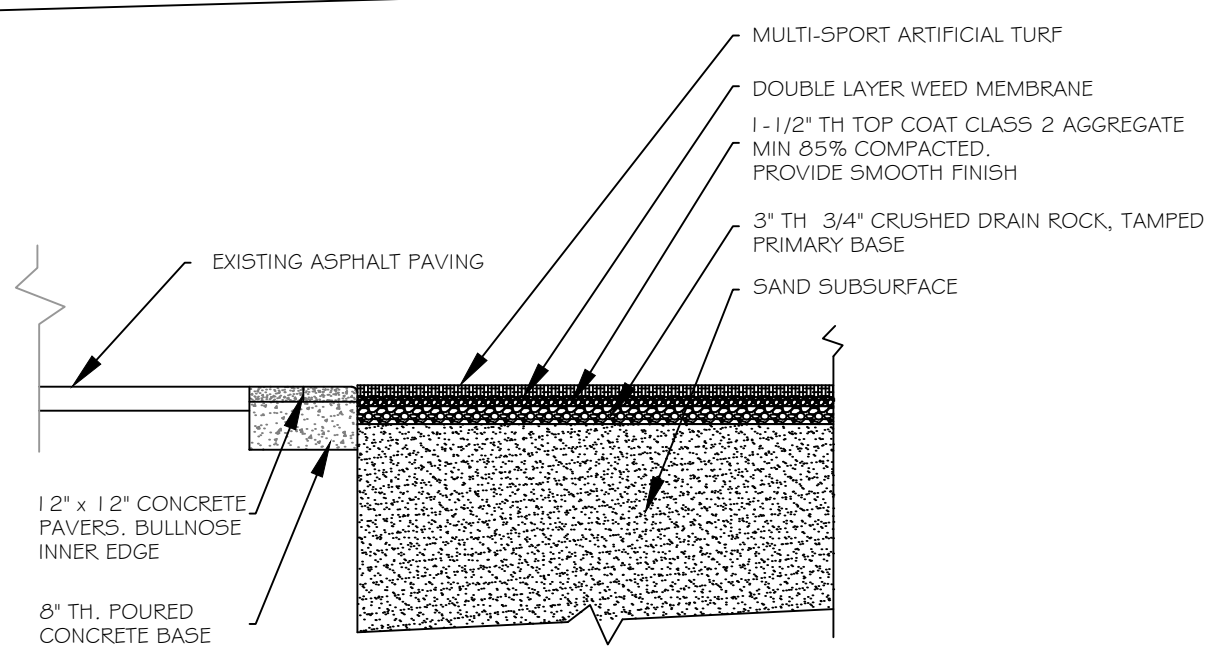
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# LIGHTING, LANDSCAPE & ACOUSTIC TREATMENT PLAN

SCALE: 1" = 20'

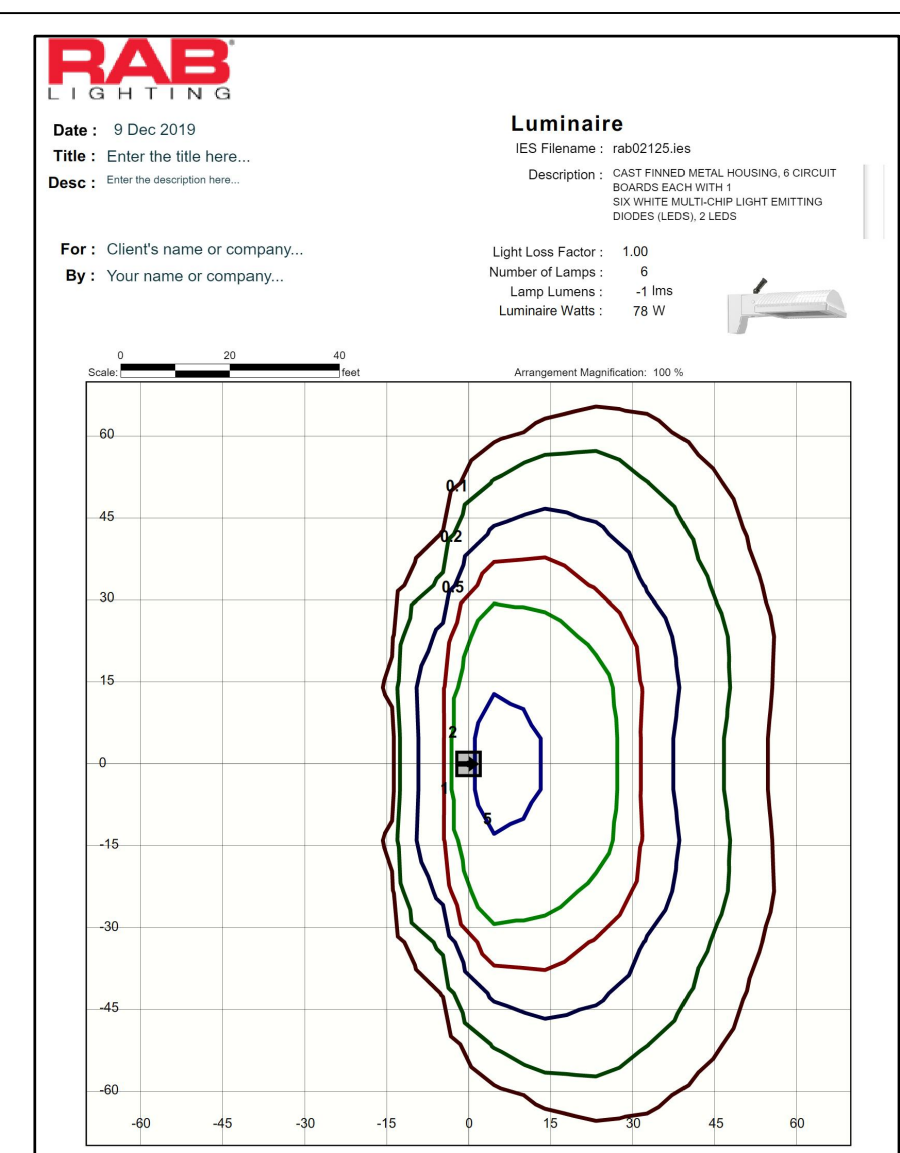


**TURF AND EDGE DETAIL**  
3/8" = 1'



**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'**



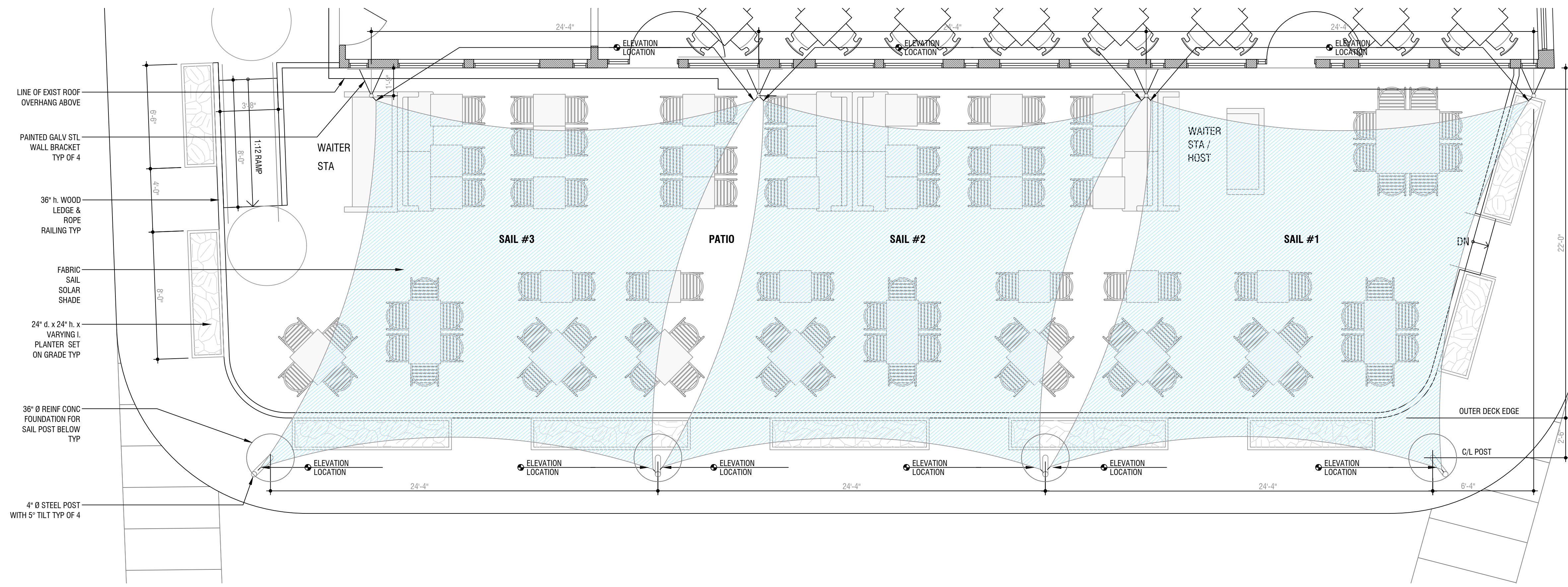
Shown in Cast Stainless Steel finish

**FIXTURE 'E'**

ISSUES / REVISIONS	<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 <b>CLAUDIO'S</b> PWIB CLAUDIO'S MANAGEMENT 700 BROADWAY, NEW YORK, NY 10003</p> <p>PROJECT <b>ADDITIONS &amp; RENOVATIONS</b> 111 MAIN STREET GREENPORT, NY 11944</p>	<p>DRAWING TITLE <b>PROPOSED SITE LIGHTING PLAN</b></p>	<p>DRAWING No. <b>A2</b></p> <p>DATE REV MAY 5, 2020</p> <p>SCALE 1" = 20'</p>
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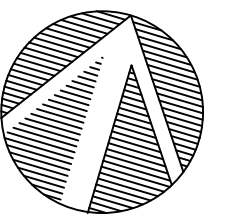
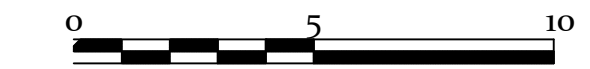
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**RESTAURANT FIRST FLOOR PLAN  
VERANDA AWNING LAYOUT**

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

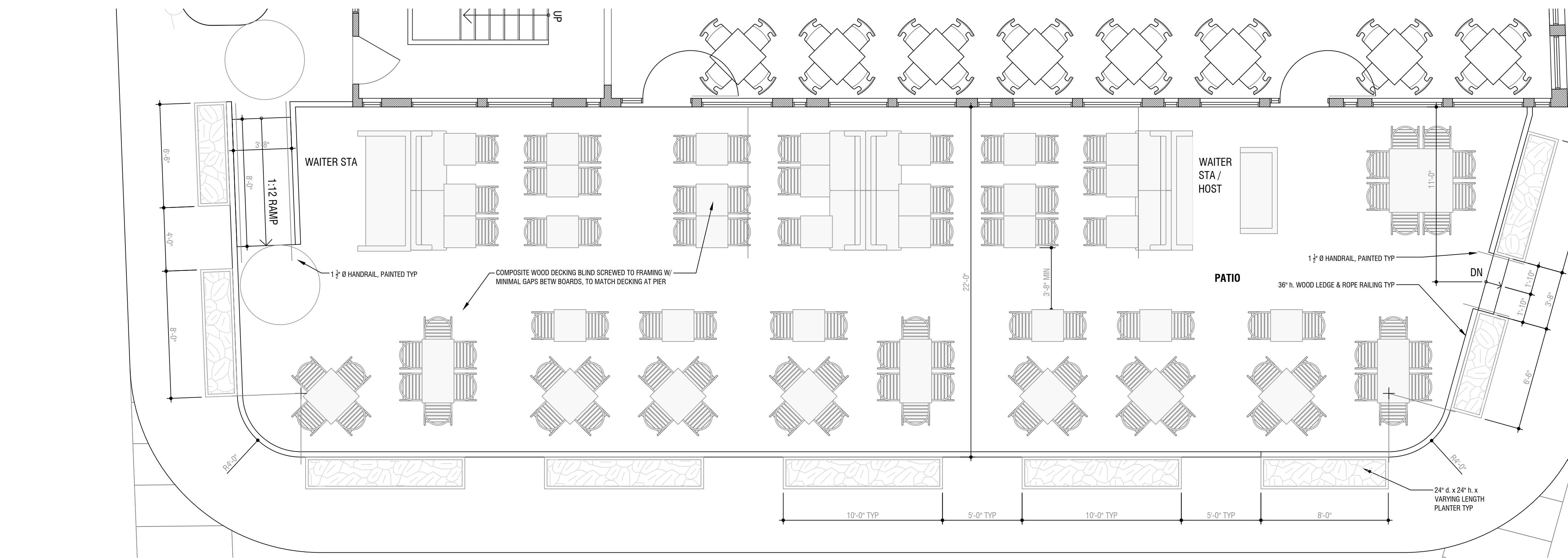
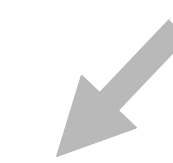


**EXISTING SEATING:**

13 BAR STOOLS  
86 SEATS

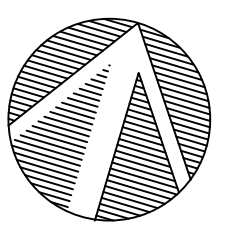
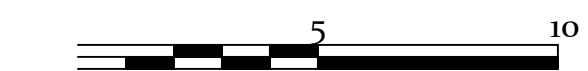
**PROPOSED TOTAL SEATING:**

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



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

DRAWING TITLE

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

DRAWING No.

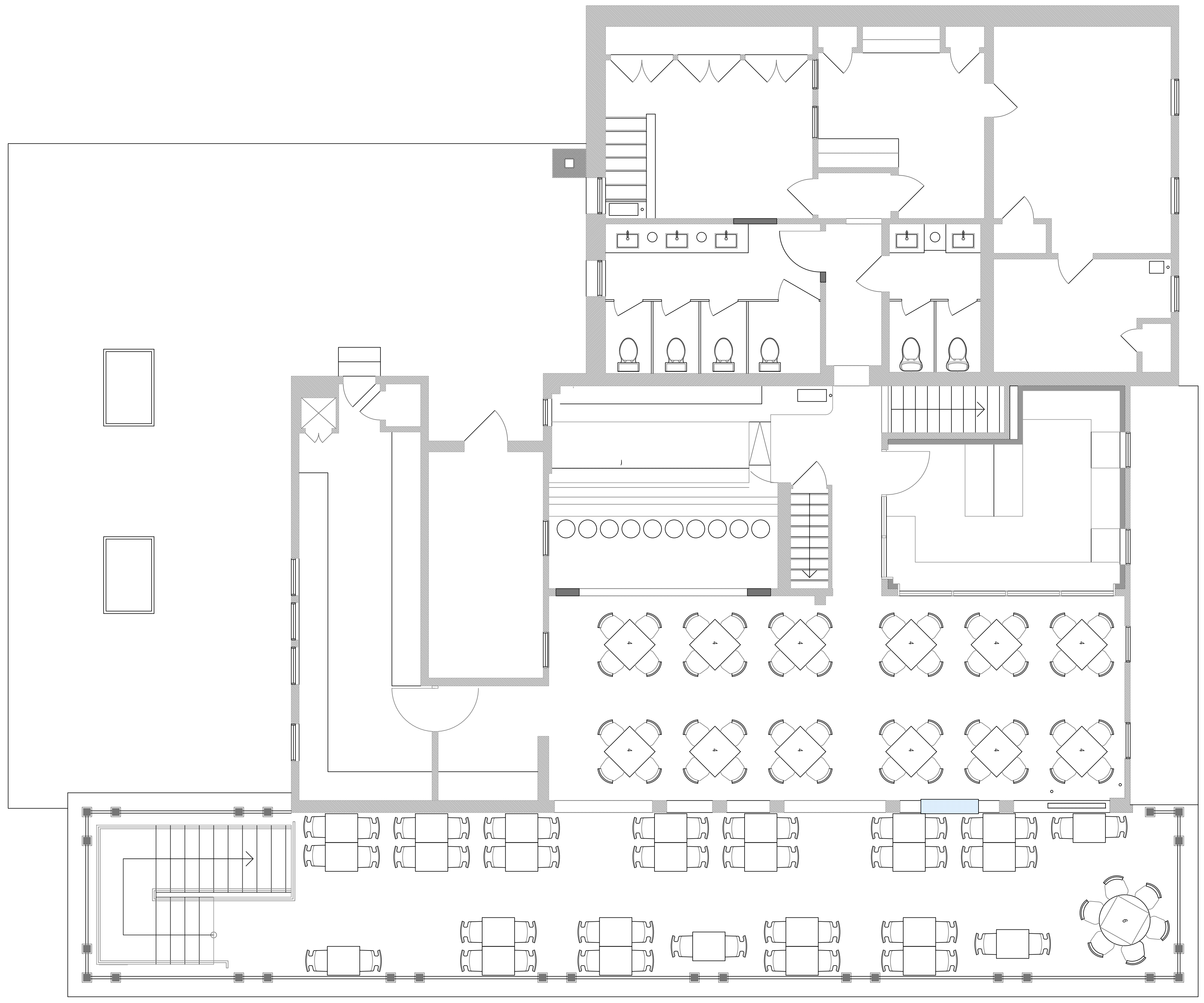
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REV MAY 5, 2020

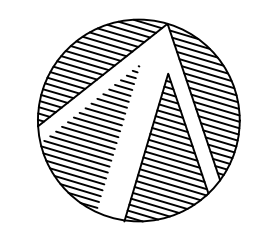
SCALE  
1/4" = 1'-0"





**RESTAURANT SECOND FLOOR PLAN**  
EXISTING EXCEPT AS NOTED

SCALE: 1/4" = 1'  
0 5 10



**EXISTING SEATING:**  
110 BAR STOOLS  
102 SEATS

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111 MAIN STREET  
GREENPORT, NY 11944

DRAWING TITLE  
**EXISTING RESTAURANT SECOND FLOOR SEATING**

DRAWING No.  
**A4**

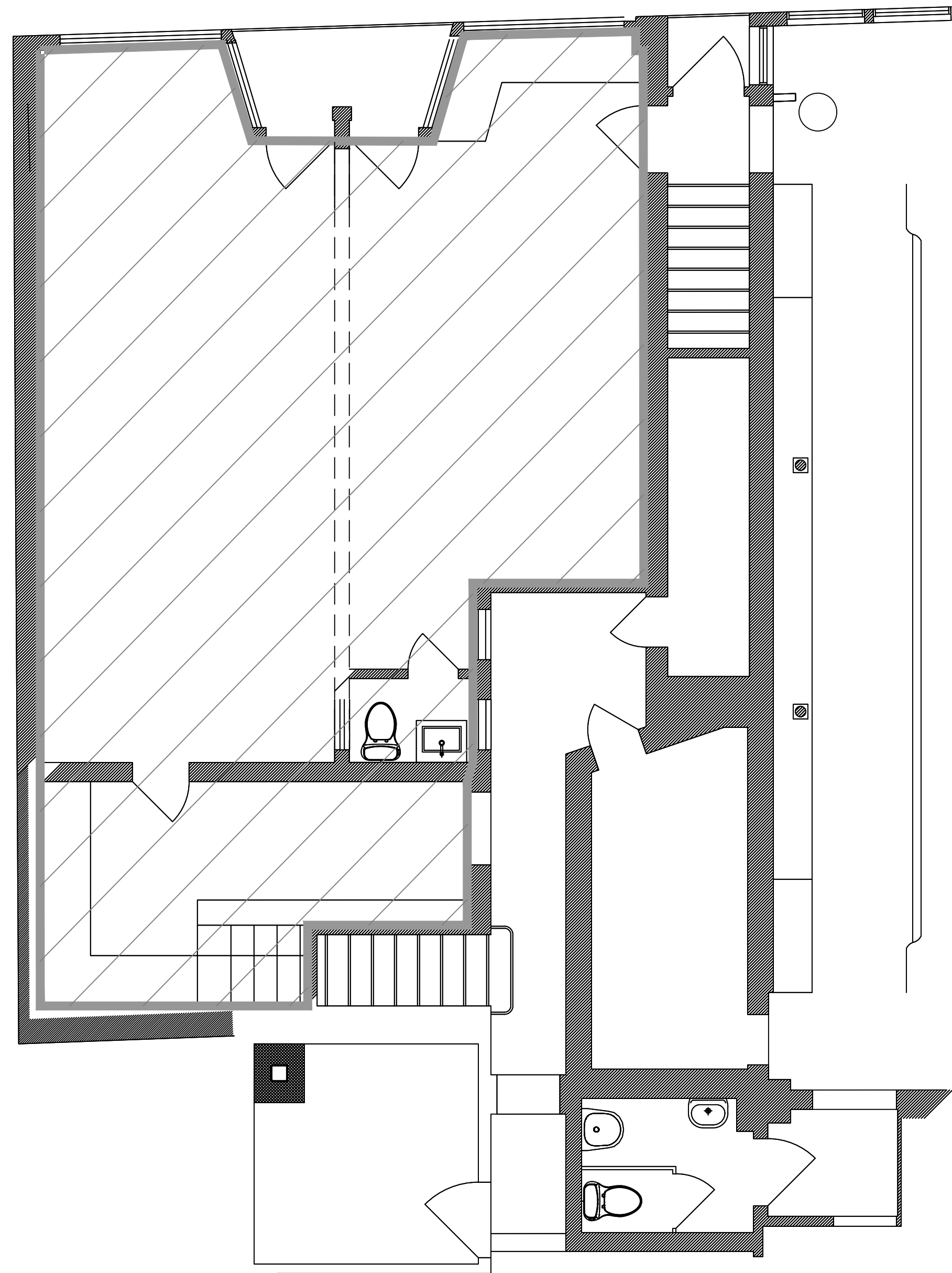
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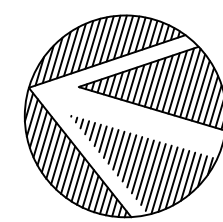
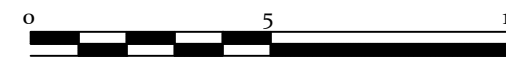
SCALE  
1/4" = 1'-0"



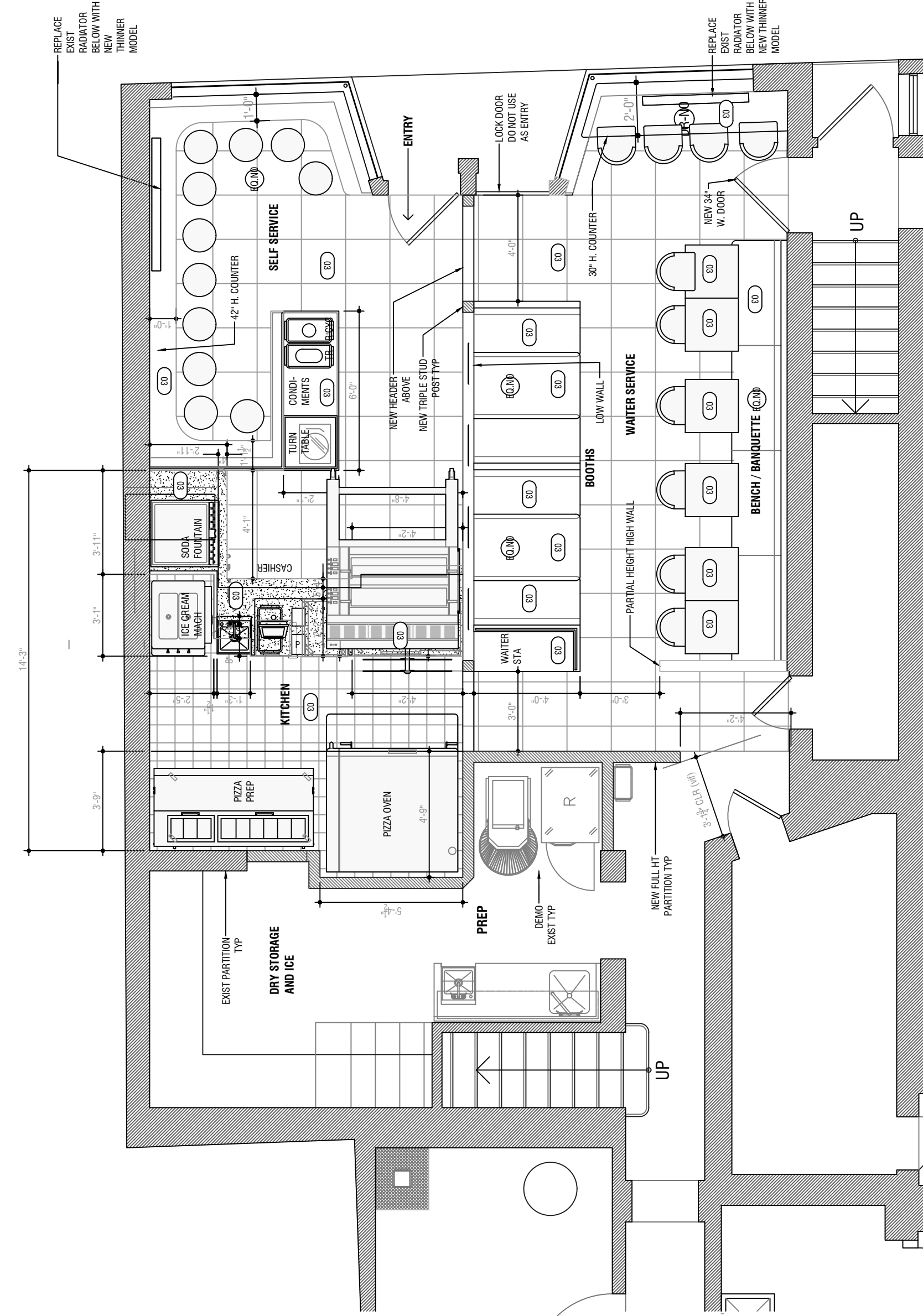
MAIN STREET



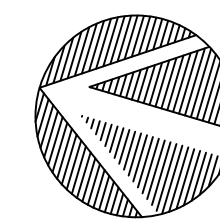
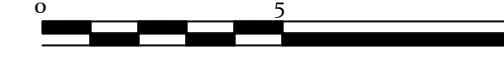
PIZZA SHOP EXISTING PLAN



CLAUDIO'S RESTAURANT



PIZZA SHOP PROPOSED PLAN



PROPOSED TOTAL:  
35 SEATS

ISSUES / REVISIONS

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111 MAIN STREET  
GREENPORT, NY 11944

DRAWING TITLE  
**NEW PIZZA SHOP FLOOR PLAN**

DRAWING No.

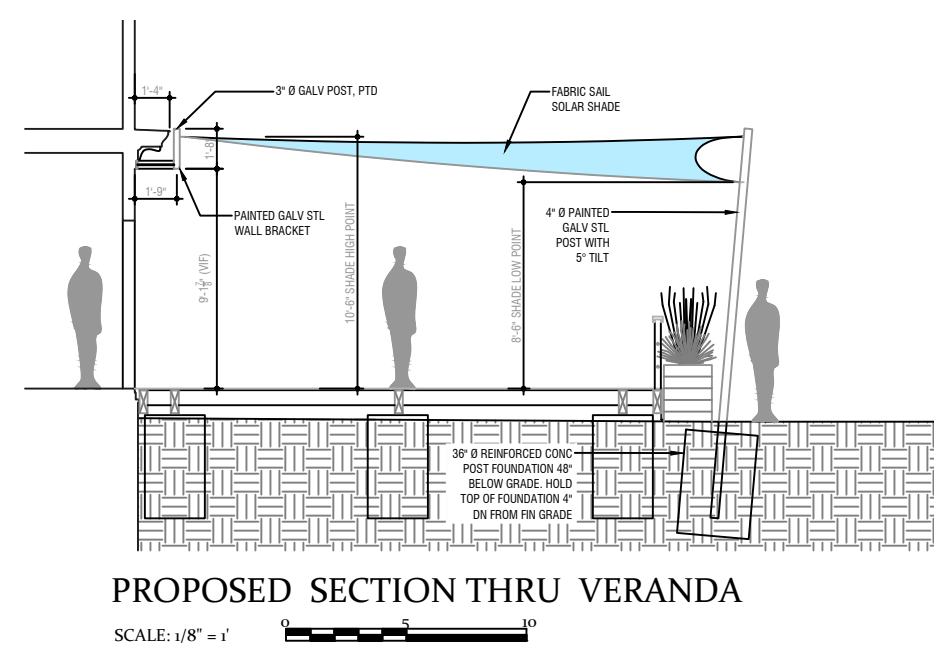
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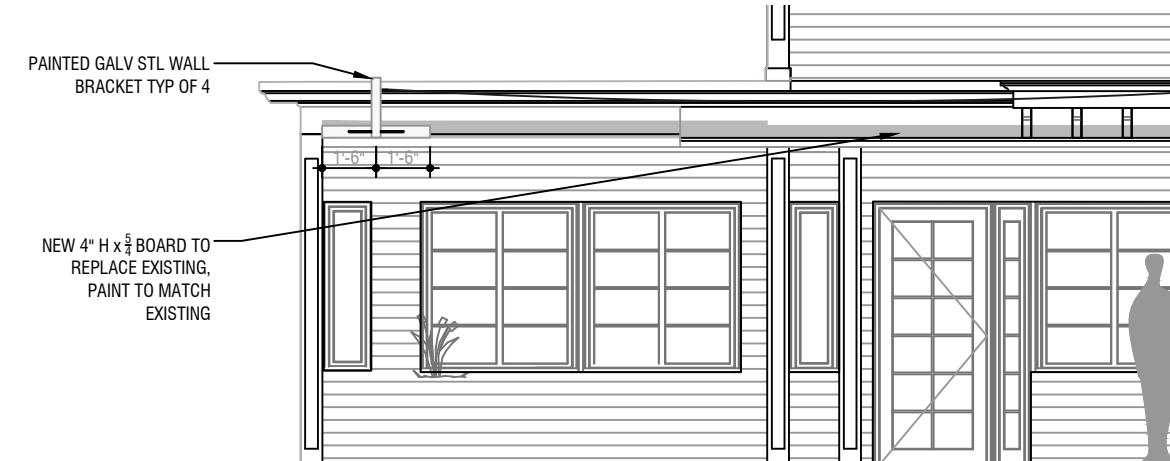
SCALE  
1/4" = 1'





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



PROPOSED SOUTH ELEVATION

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

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

DRAWING TITLE  
**PROPOSED RESTAURANT ELEVATIONS**

DRAWING No.

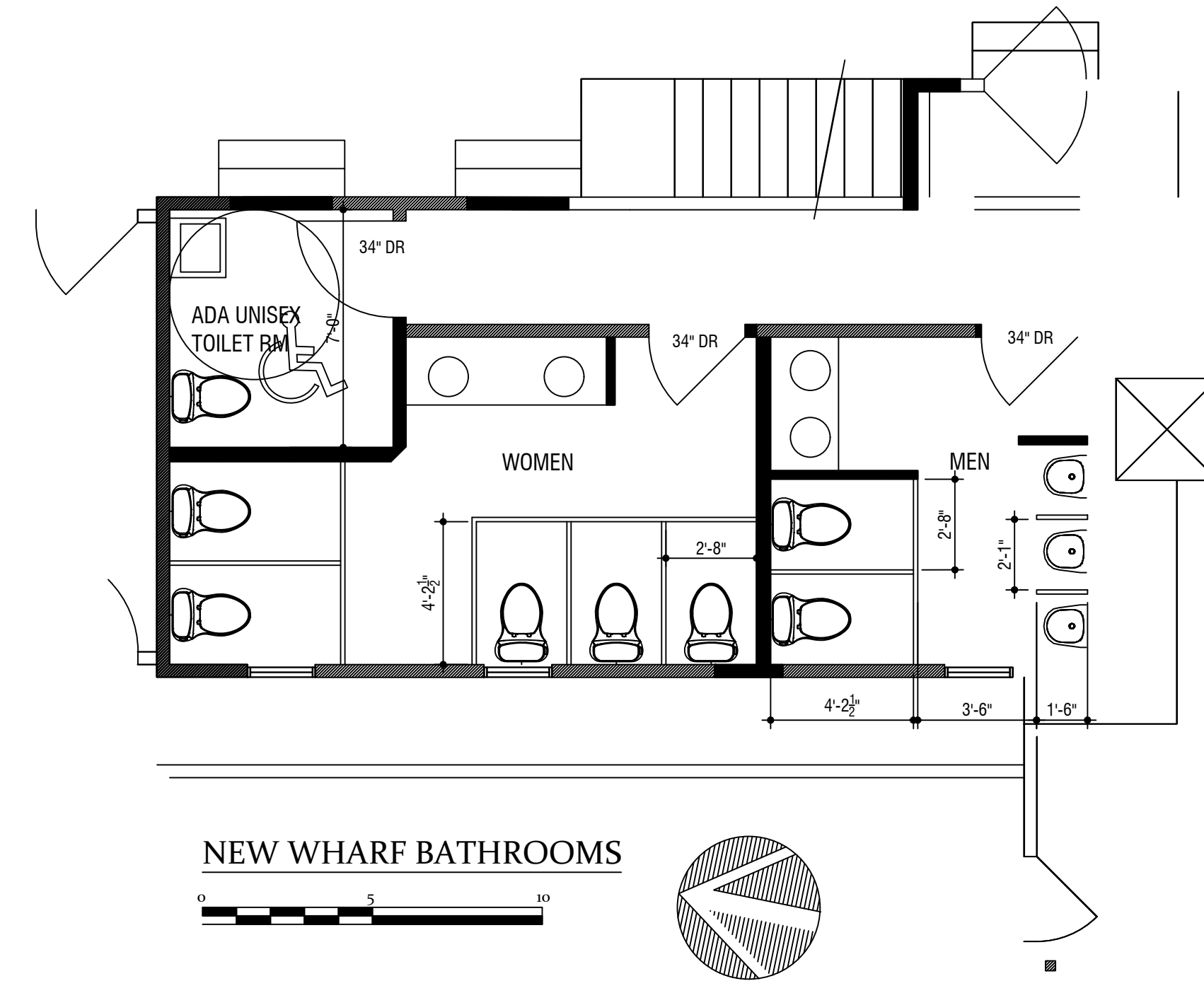
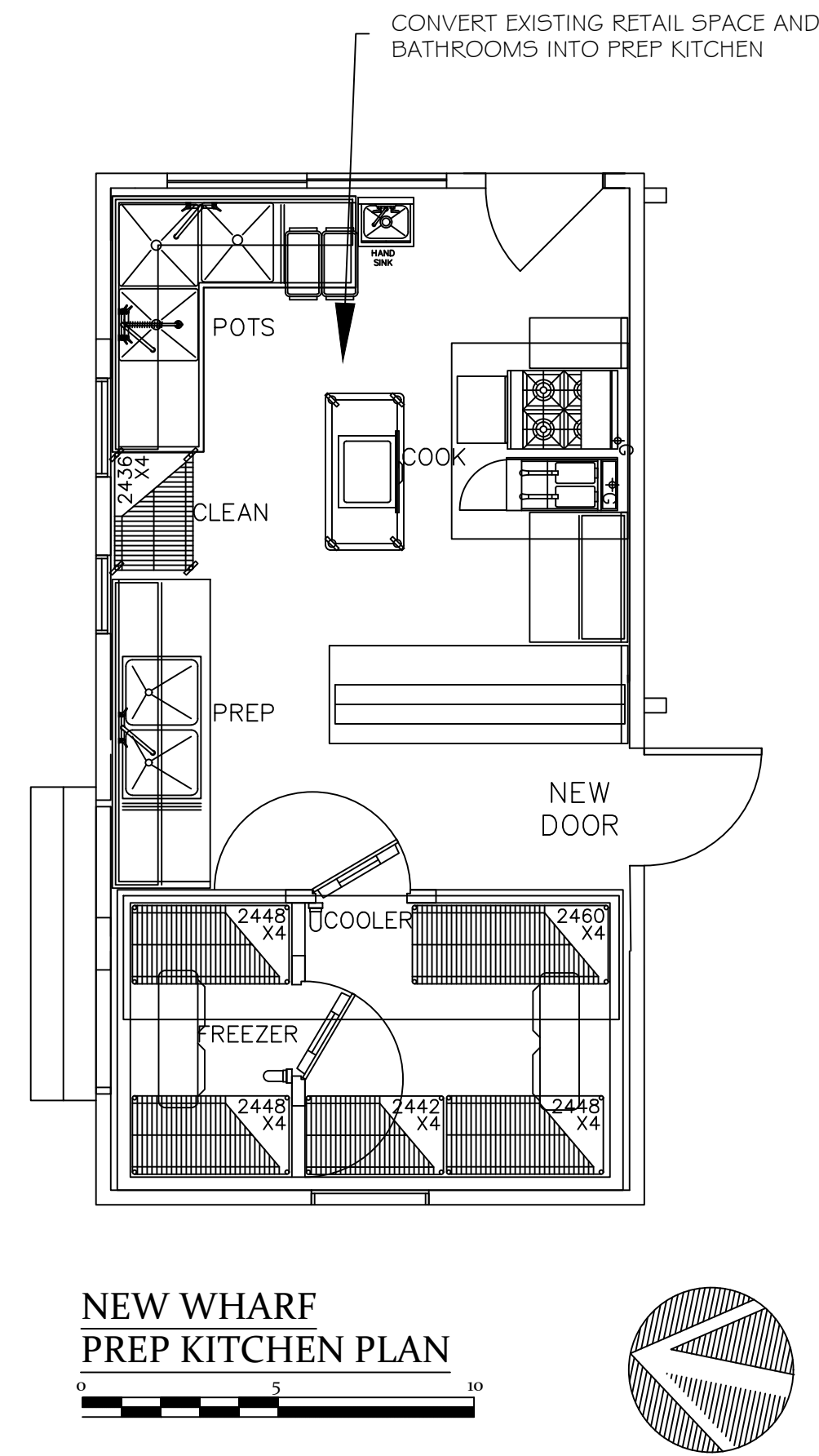
**A6**

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DATE  
REV MAY 5, 2020

SCALE  
NOTED





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

DRAWING TITLE  
**WHARF  
PREP KITCHEN  
BATHROOMS**

DRAWING No.

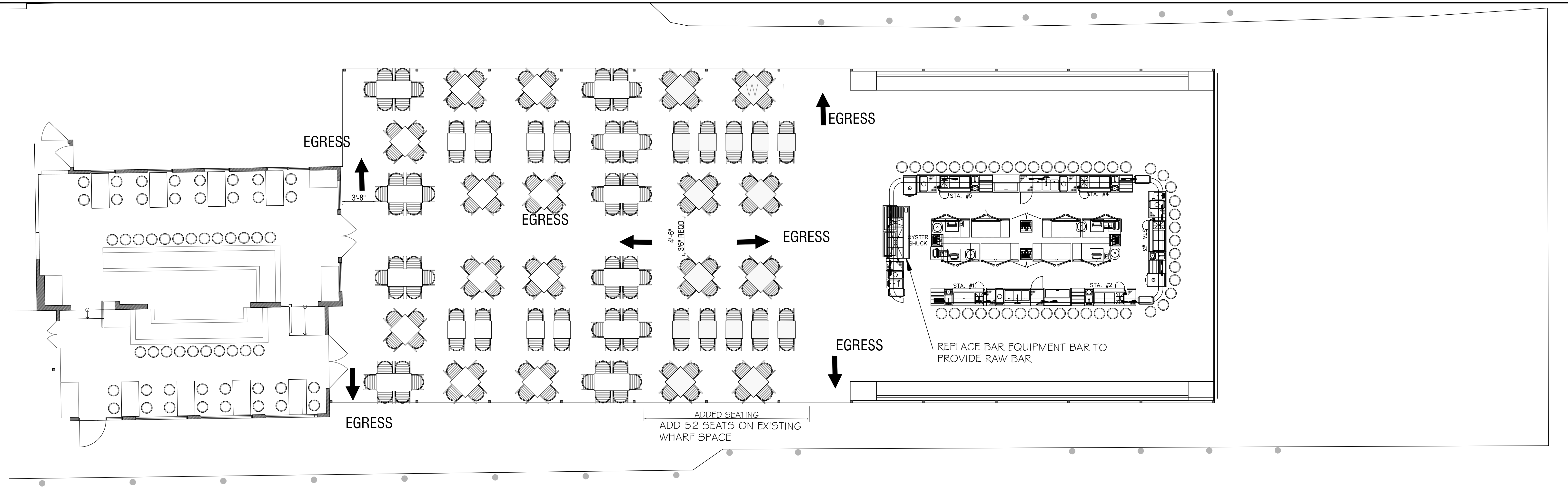
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DATE  
REV MAY 5, 2020

SCALE  
1/4" = 1'





**WATERFRONT PROPOSED SEATING AND BAR MODIFICATION**

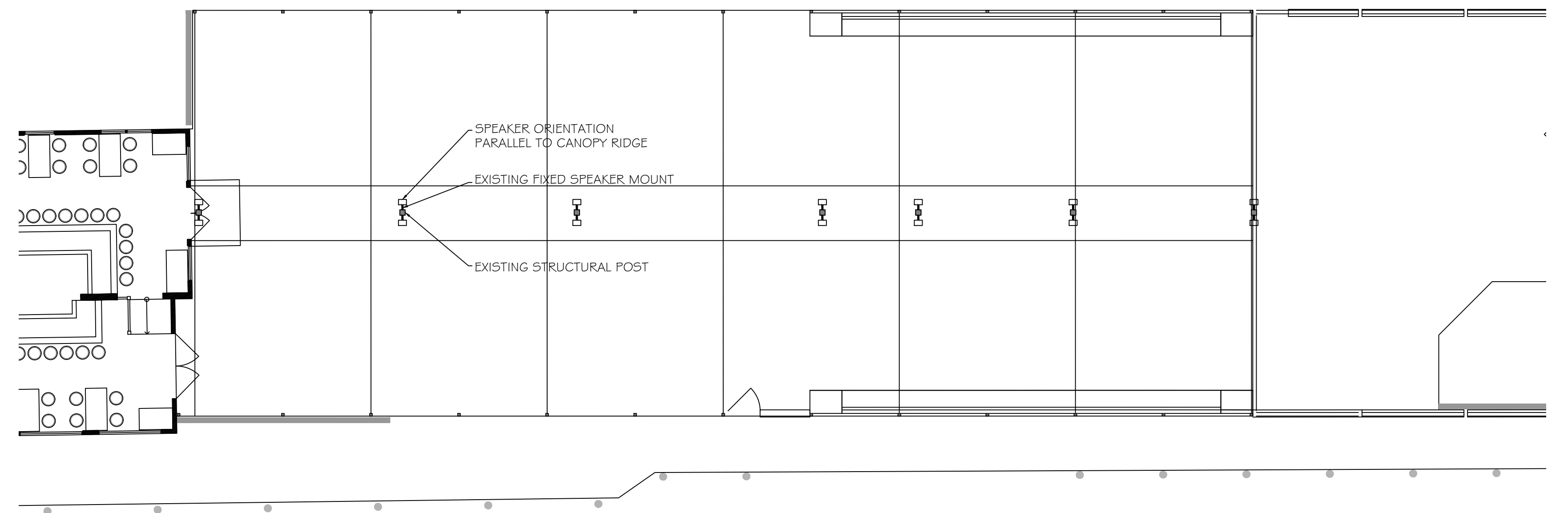
SCALE: 1/8" = 1'  
 0 5 10

**EXISTING SEATING:**

69 BAR STOOLS  
 148 SEATS

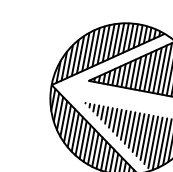
**PROPOSED TOTAL SEATING:**

69 BAR STOOLS  
 200 SEATS



**OUTDOOR SPEAKER POSITIONING**

SCALE: 1/8" = 1'  
 0 5 10



ISSUES / REVISIONS

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

DRAWING TITLE  
**WATERFRONT SEATING & RAW BAR**

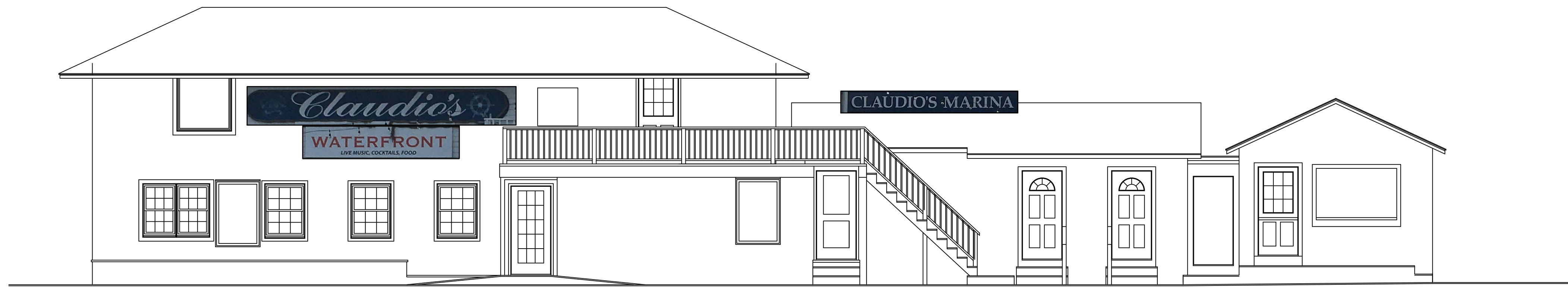
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**A8**

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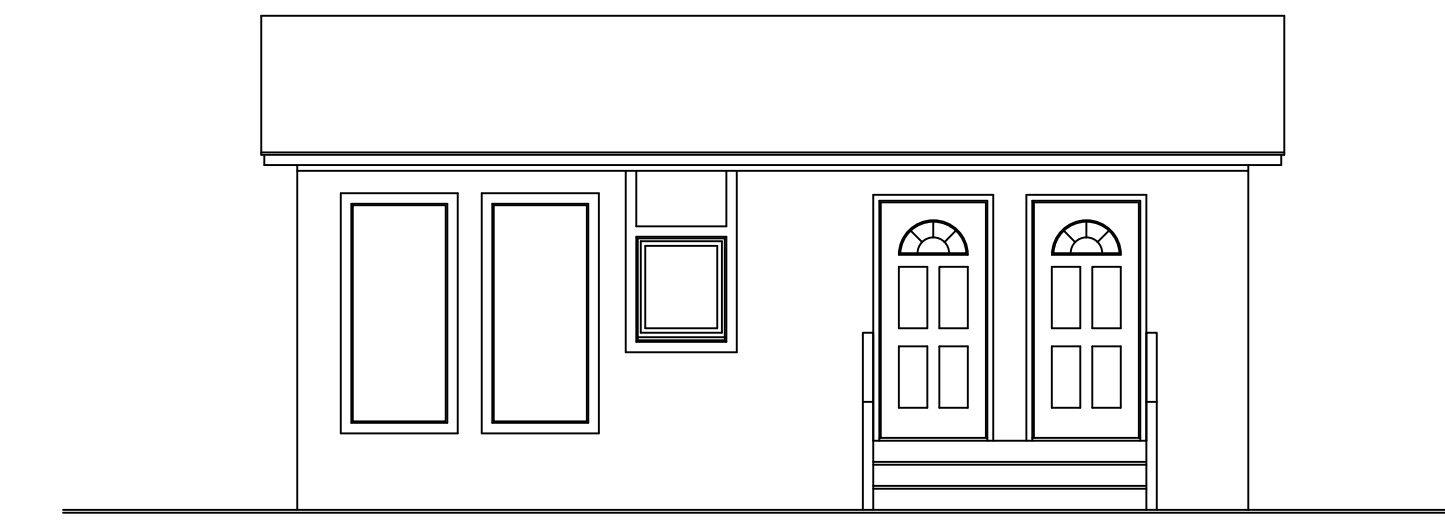
DATE  
 REV MAY 5, 2020

SCALE  
 3/16" = 1'



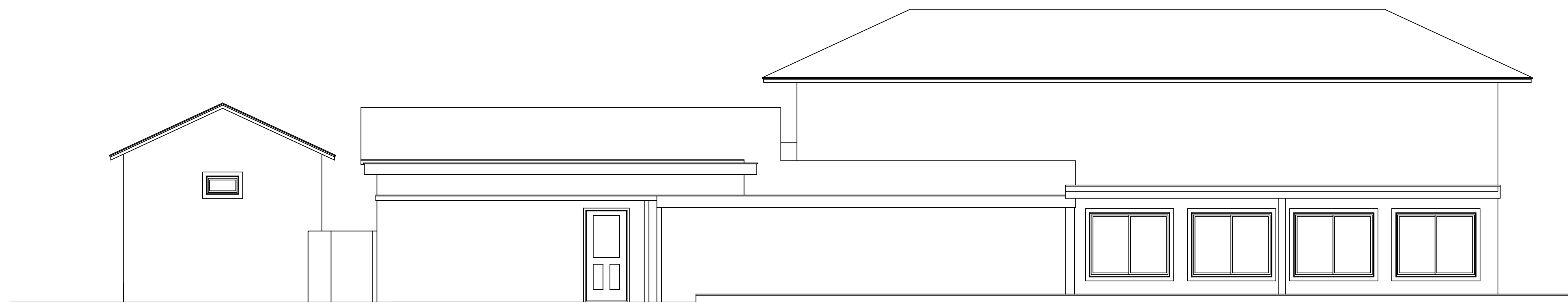
EXISTING EAST ELEVATION

SCALE: 3/16" = 1'



EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'



EXISTING WEST ELEVATION

SCALE: 3/16" = 1'



EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'

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

DRAWING TITLE  
**WATERFRONT  
BUILDING  
ELEVATIONS**

DRAWING No.

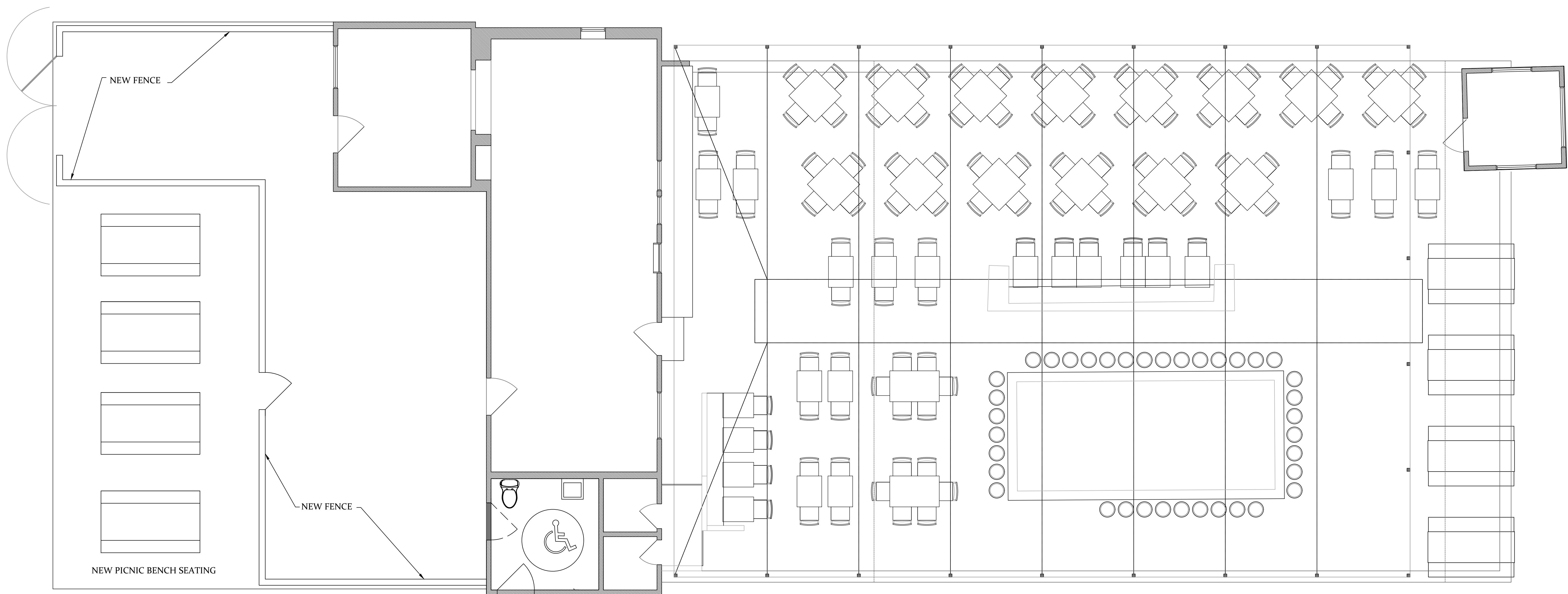
**A9**

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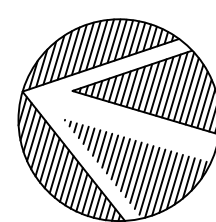
SCALE  
3/16" = 1'





**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**

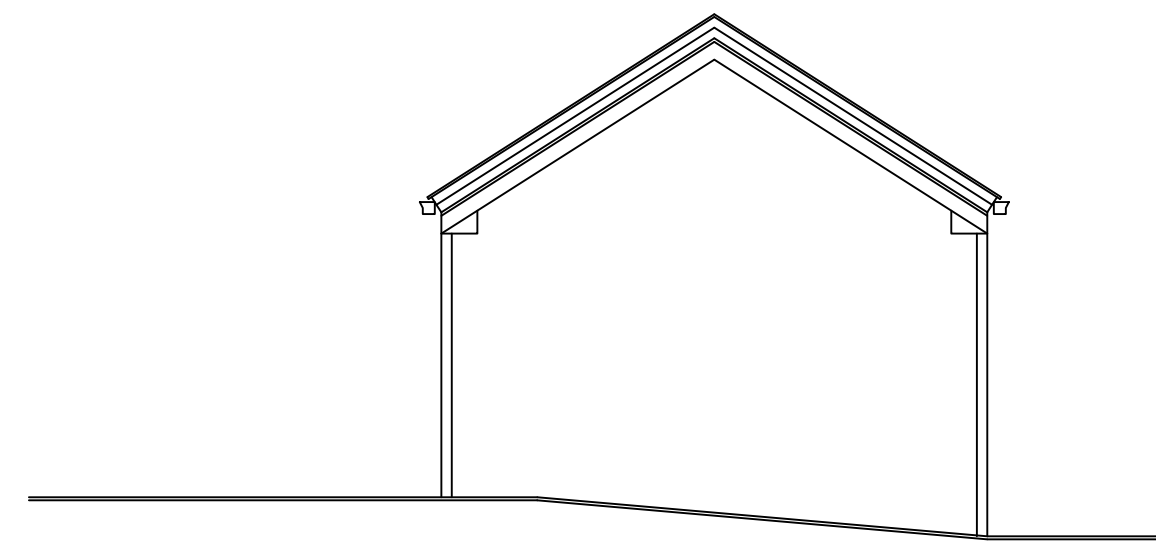
DRAWING No.

**A10**

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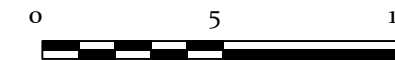
DATE  
REV MAY 5, 2020

SCALE  
1/4" = 1'



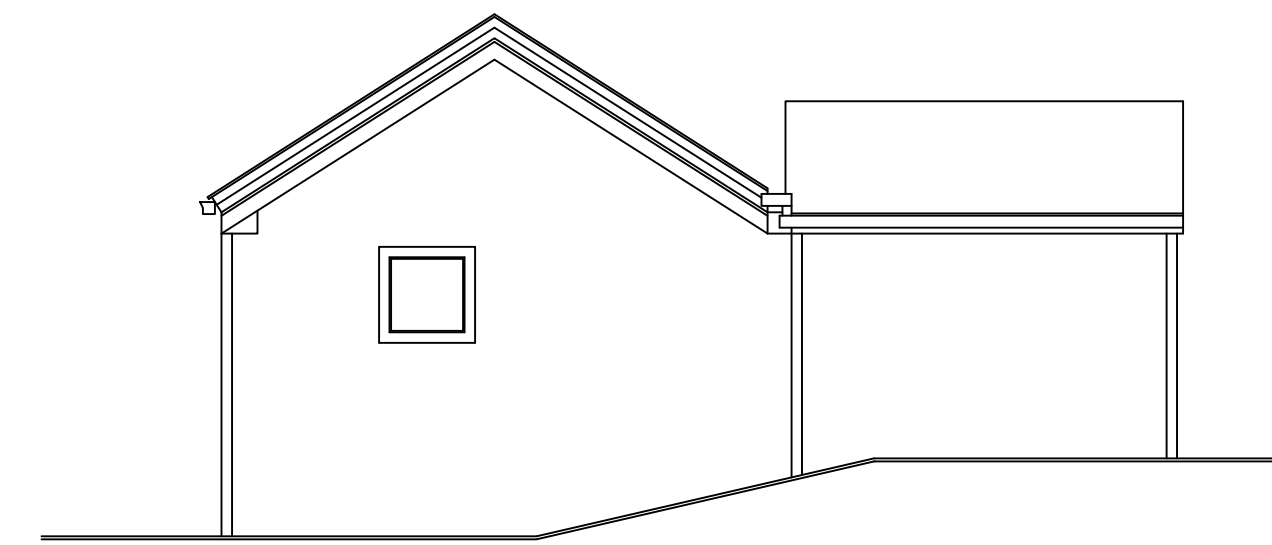
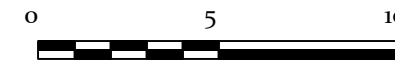
EXISTING WEST ELEVATION

SCALE: 3/16" = 1'



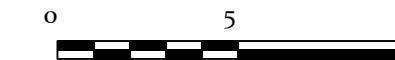
EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'



EXISTING EAST ELEVATION

SCALE: 3/16" = 1'



ISSUES / REVISIONS

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CLIENT / OWNER

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PWIB CLAUDIO'S MANAGEMENT  
700 BROADWAY, NEW YORK, NY 10003

PROJECT

ADDITIONS &  
RENOVATIONS  
111 MAIN STREET  
GREENPORT, NY 11944

DRAWING TITLE

CRABBY  
JERRY'S  
EXISTING  
ELEVATIONS

DRAWING No.

A11

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DATE

REV MAY 5, 2020

SCALE

3/16" = 1'





MAIN STREET AWNING



AWNING FABRIC



SAIL AWNING FABRIC



WEST ENTRY AWNING



PLANTER



PIZZA OVEN EXHAUST FAN

ISSUES / REVISIONS

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RENOVATIONS**  
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DRAWING TITLE  
**PROPOSED  
AWNINGS  
PLANTER  
EXHAUST FAN**

DRAWING No.

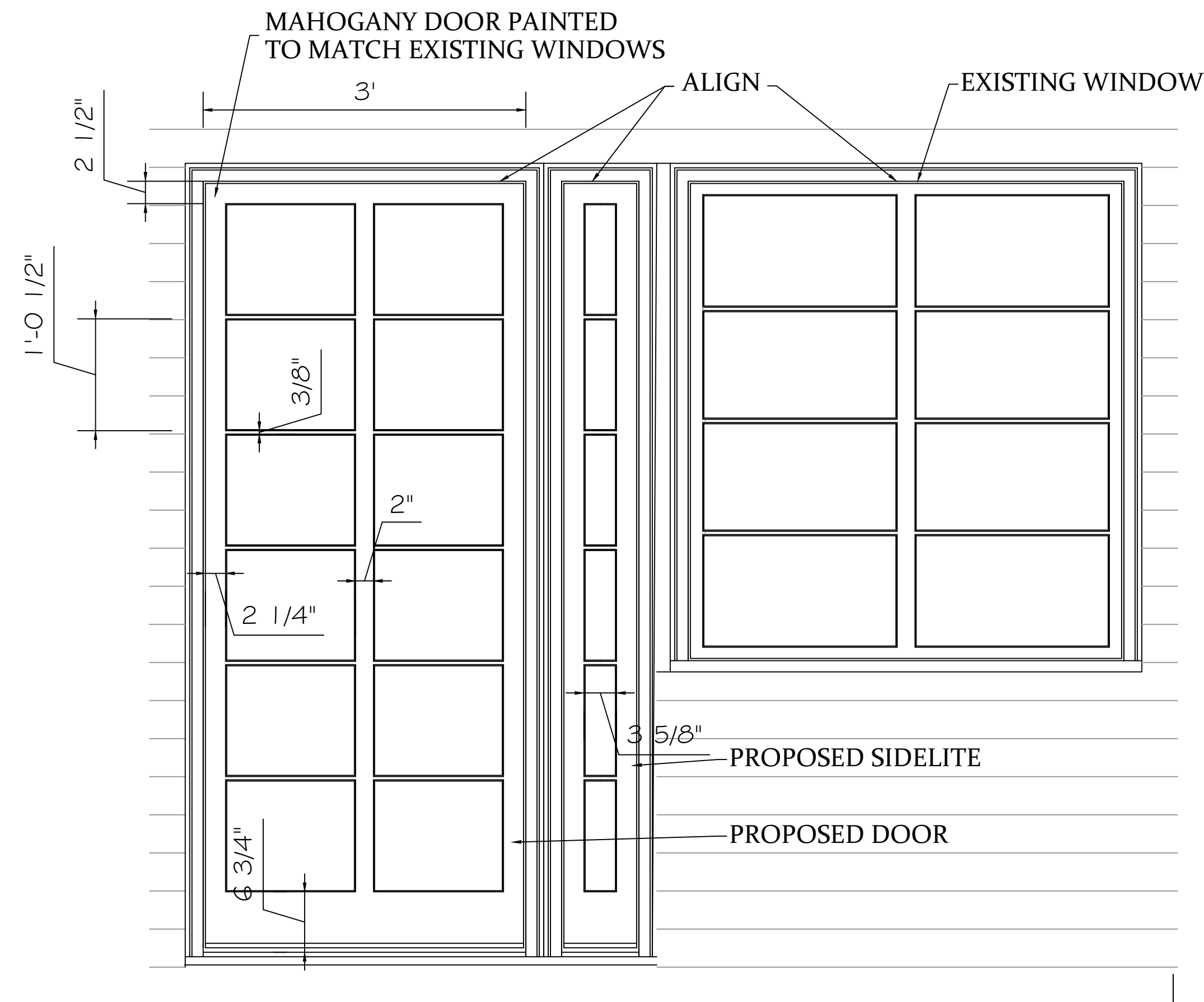
**A12**

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DATE  
REV MAY 5, 2020

SCALE  
1/4" = 1'-0"





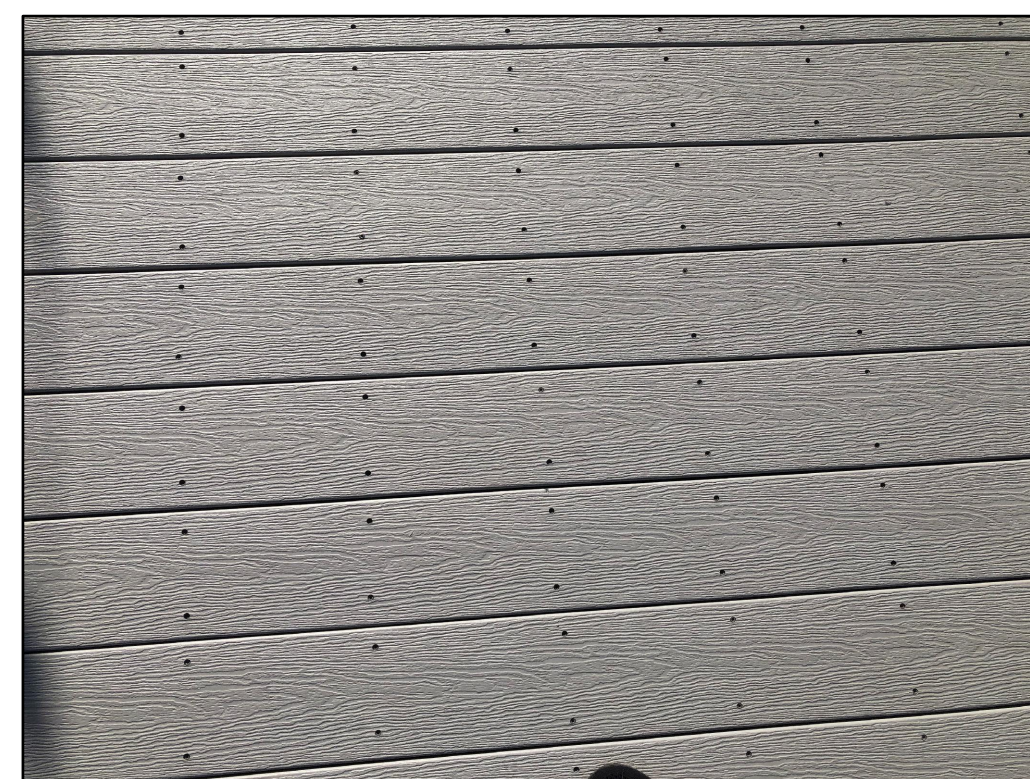
PROPOSED DOOR FROM RESTAURANT TO VERANDA  
SCALE 1" = 1'



EXISTING WINDOW AT RESTUARANT



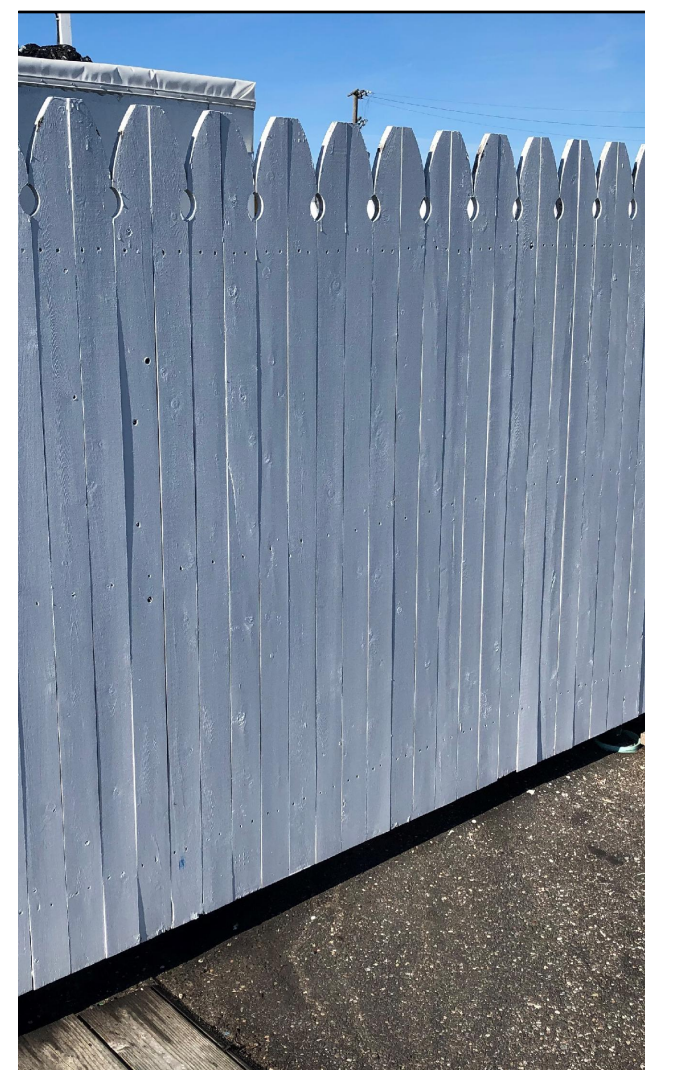
PROPOSED HARDWARE:  
EMTEK "TRITON" LEVER (BRASS) WITH ROUND  
ROSETTE AND ROUND DEADBOLT



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)

ISSUES / REVISIONS

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GREENPORT, NY 11944

DRAWING TITLE  
**PROPOSED  
MATERIALS**

DRAWING No.  
**A13**

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DATE  
REV MAY 5, 2020  
SCALE  
NOTED