



238 MAIN STREET
GREENPORT, NY 11944

ISSUED FOR PERMIT



TPG ARCHITECTURE, LLP
31 PENN PLAZA
132 WEST 31ST STREET, 5TH FLOOR, NEW YORK, NY 10001
212.768.0800 | TPGARCHITECTURE.COM

2	ISSUED FOR PERMIT	03/18/2025	FA
1	ISSUED FOR REVIEW	01/28/2025	FA
NO.	REVISION	DATE	BY

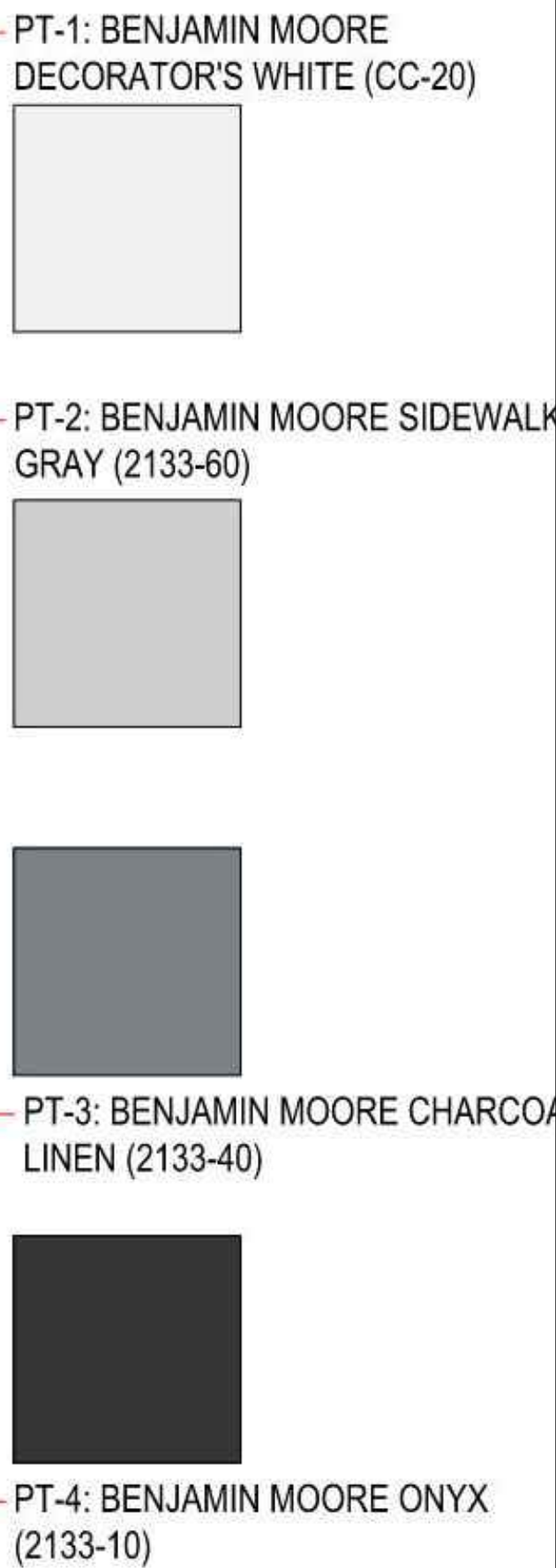
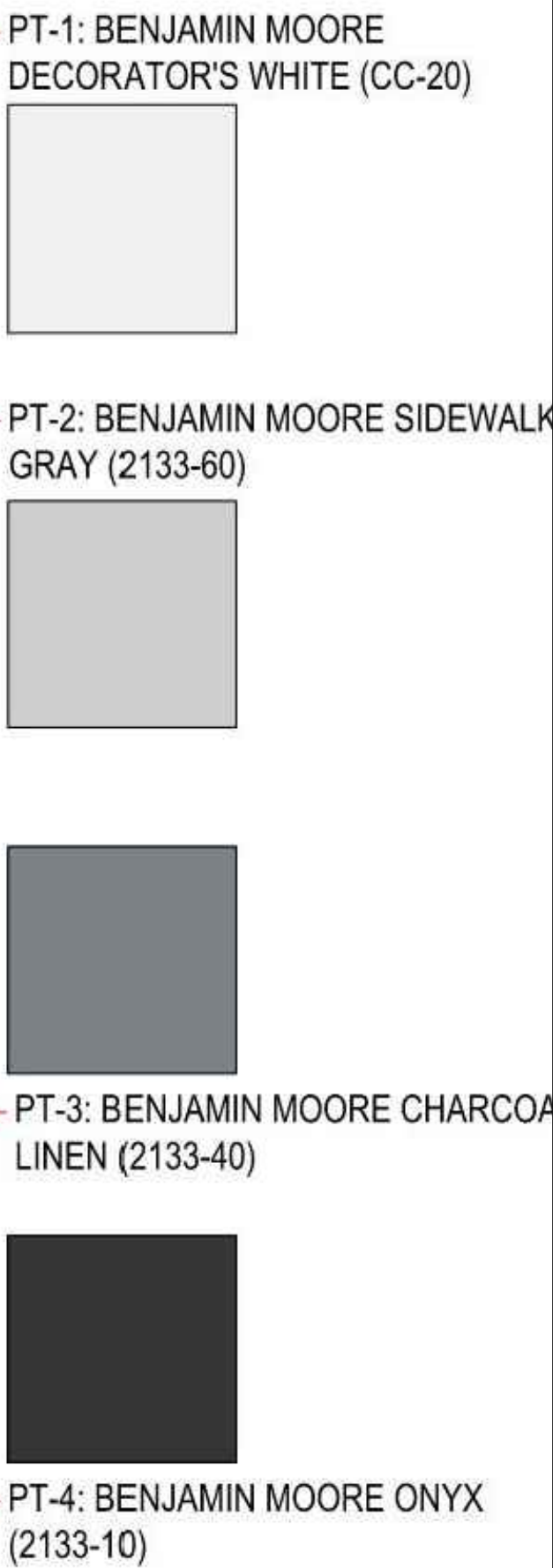
TPG\architecture
TPG ARCHITECTURE, LLP
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132 WEST 31ST STREET, 5TH FLOOR, NEW YORK, NY 10001
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IN CONSIDERATION OF RECEIVING DRAWINGS FROM TPG ARCHITECTURE, LLP IN AN ELECTRONIC FORM, THE RECIPIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO HOLD HARMLESS AND INDEMNIFY TPG ARCHITECTURE, LLP FROM AND AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES, AND COSTS, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE USE, RE-USE, MIS-USE, MODIFICATION, OR MISINTERPRETATION OF THE MACHINE-READABLE INFORMATION PROVIDED BY TPG ARCHITECTURE, LLP UNDER THIS AGREEMENT.

PROJECT
**CHASE GREENPORT
EXTERIOR REFRESH**
238 MAIN STREET,
GREENPORT, NY 11944

DRAWING
COVER

SEAL	DATE	01/20/2025
	PROJECT NO.	1524858-00
	SCALE	NTS
	DWG NO.	G-001.00
	CAD FILE NO.	G-001.00.DWG
	PAGE	1 OF 11



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PROJECT

**CHASE GREENPORT
EXTERIOR REFRESH**

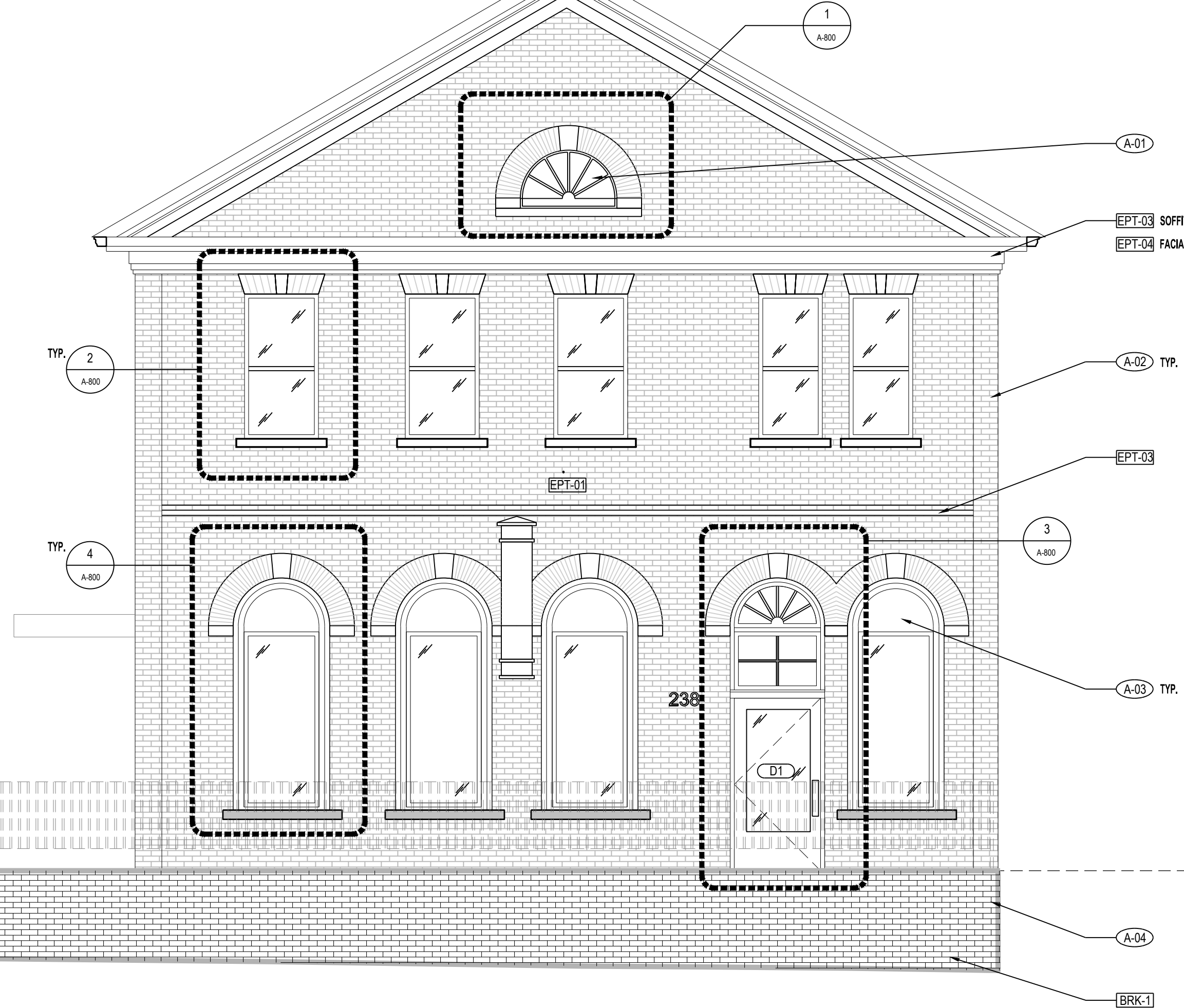
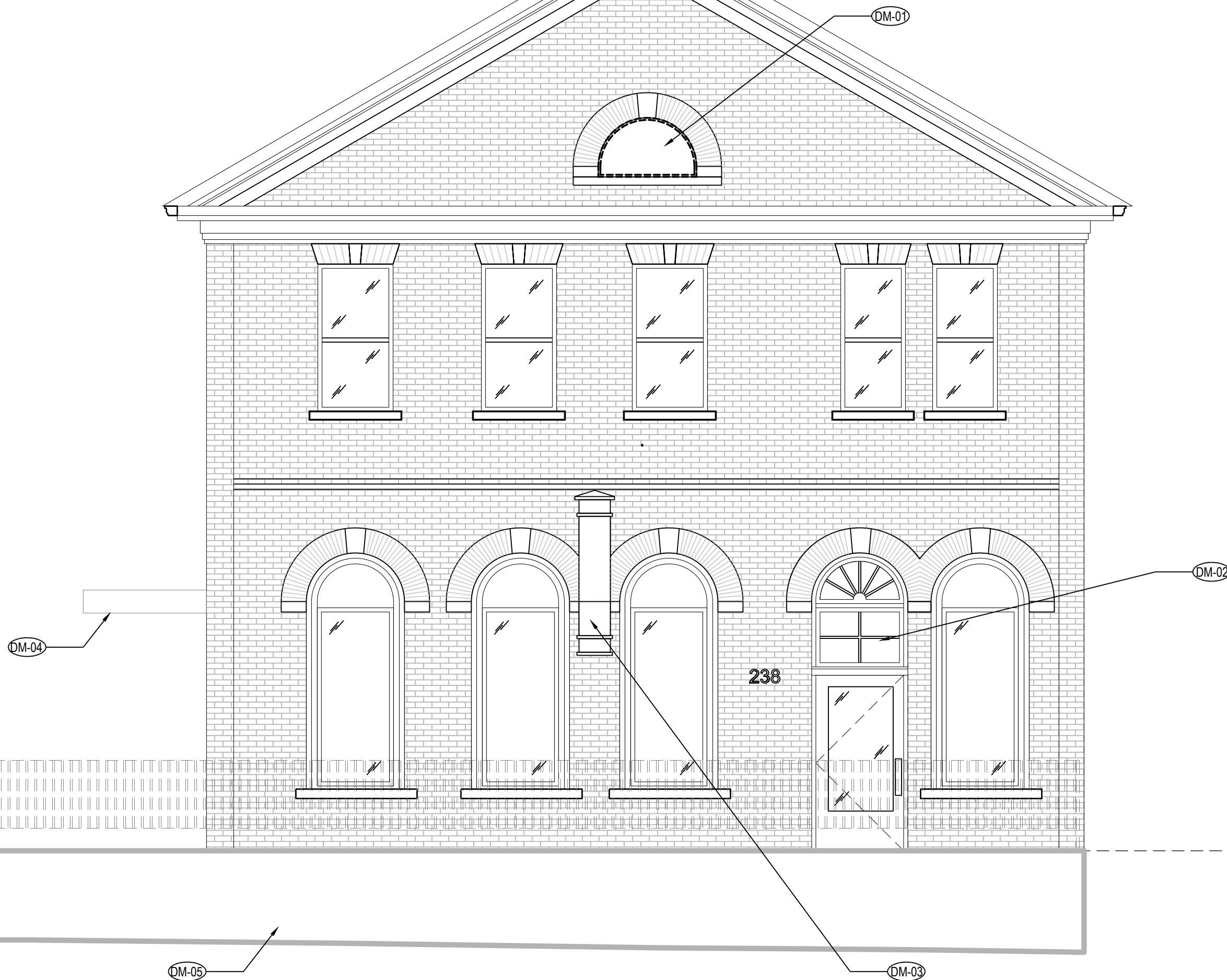
238 MAIN STREET,
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EXTERIOR RENDERINGS
FOR REFERENCE ONLY

SEAL	DATE 01/20/2025	
	PROJECT NO. 1524858-00	
	SCALE NTS	
	DWG NO.	
	A-100.00	
	CAD FILE NO. A-100.00.DWG	PAGE 5 OF 11

STONEFIELD



**1 DEMO
WEST ELEVATION**

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

DEMOLITION NOTES

1. SEE ALL DRAWINGS FOR ADDITIONAL NOTES.
2. DEMOLITION NOTES ARE BASED ON FIELD OBSERVATIONS AND EXISTING RECORD DOCUMENTS. CONTRACTOR TO REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING INSTALLATION.
3. ANY DAMAGE THAT OCCURRED DURING DEMOLITION WORK TO PERIMETER WALLS & PIERS, INTERIOR COLUMNS, INTERIOR CORE WALLS, FLOORS AND CEILINGS TO REMAIN SHALL BE REPAIRED BY CONTRACTOR.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY LIGHTING & POWER IN AREA OF WORK.
5. CONTRACTOR SHALL HAVE A LICENSED ELECTRICIAN ON PREMISES DURING DEMOLITION AFFECTING ELECTRICAL LINES IN AREA OF WORK.

DEMOLITION KEY NOTES

- | | |
|------|---|
| RM01 | EXISTING RLYWOOD COVER AND CONCEALED ARCH WINDOW TO BE REMOVED. |
| RM02 | EXISTING ENTRY DOOR AND TRANSOM TO BE REMOVED AND REPLACED WITH NEW TO MATCH EXISTING. REFER TO SHEET 8.00 FOR ADDITIONAL INFORMATION. |
| RM03 | EXISTING CANTILEVERING WALL CLOAK TO BE REBUSHED. REMOVE OR REPLACE EXISTING PLEXIGLASS BUILT-UP ROOF. REPLACE CLOAK, REPAIR OR REPLACE DAMAGED OR DENTED METAL ENCLOSURE. WORKING TO BE REMOVED AND REPLACED BY OTHERS. GC TO COORDINATE INSTALLATION. |
| RM04 | EXISTING CANOPIES TO BE REBUSHED. REMOVE AND REPLACE VINYL LINER SIDE WITH NEW. EXISTING LIGHTING TO REMAIN AND RELAPPED. |
| RM05 | REFER TO CHIEF ENGINEERING DRAWINGS FOR SCOPE PERTAINING TO BRICK WALL AND SITE REMOVALS. INCLUDE COST TO TEMPORARILY REMOVE RAILINGS. |

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

CONSTRUCTION LEGEND

- XX - ## INDICATES FINISH MATERIAL SEE SHEET A600
- DXX INDICATES DOOR TAG

CONSTRUCTION NOTES

1. ALL WOOD SPECIFIED AND/OR USED ON THIS PROJECT, SHALL BE FIRE RETARDANT TREATED MATERIAL IN ACCORDANCE WITH ALL APPLICABLE CODES.
2. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PATCHED, REPAIRED, AND PREPARED AS REQUIRED TO RECEIVE NEW FINISHES PER FINISH PLAN.
3. ALL SURFACES OR FINISHES TO REMAIN, IF DAMAGED DURING DEMOLITION OR ANY STAGE OF THE WORK, SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR OWN EXPENSE TO "LIKE NEW" CONDITION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DOCUMENT ANY PREEXISTING DAMAGE AND NOTIFY THE ARCHITECT OF ANY SUCH DAMAGE PRIOR TO PRICING OR BIDDING.

FINISH GENERAL NOTES

1. REFER TO DRAWINGS G-001, G-002, G-003, G-004 FOR ADDITIONAL NOTES AND SPECIFICATIONS.
2. ALL GLUES, SEALANTS, GROUT, SHALL BE PUT IN LOW OR NO VOC. TYP.
3. THERE WILL BE NO DEVIATIONS OR SUBSTITUTIONS, ANY DISCREPANCIES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT OF RECORD.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR BEING FAMILIAR WITH THE BUILDING RULES AND REGULATIONS BEFORE AND DURING THE COURSE OF THIS PROJECT. SHOULD A CONFLICT ARISE BETWEEN THE BUILDING RULES AND THE CONSTRUCTION DOCUMENTS AND THE BUILDING RULES, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY. BUILDING RULES AND REGULATIONS SHALL GOVERN EXCEPT WHERE THEY ARE IN CONFLICT WITH APPLICABLE CODES.
5. GENERAL CONTRACTOR SHALL PROPERLY PREPARE (GRANITE/ SLAB, SANDING, ETC.) ALL NEW & EXISTING DRYWALL / MASONRY SURFACES FOR PAINTING OR WALL COVERING AS PER MANUFACTURER'S RECOMMENDATION.
6. PRIOR TO PAINTING ANY AND ALL DENTS, CORNER BIDS, JOINTS & IRREGULARITIES IN NEW OR EXISTING PARTITIONS, CEILINGS, DOORS, FRAMES, ETC. GENERAL CONTRACTOR SHALL FIX WITH AN APPROPRIATE FINISH SUITABLE FOR THE MATERIAL.
7. ALL FINISHES TO BE PURCHASED AT THE SAME TIME TO ENSURE UNIFORMITY OF COLOR.
8. UPON COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBER, WRAPPINGS, AND CARTONS, ETC. AS REQUIRED BY FINISH MATERIALS.
9. GENERAL CONTRACTOR TO REMOVE EXISTING WINDOW TREATMENT DURING CONSTRUCTION, STORE AND CLEAN ALL SHADES & REINSTALL AFTER WORK IS COMPLETE (TYP.).
10. ALL SUBSTRATES TO BE FIRE RATED OR FIRE PROOF.
11. ALL WOOD BASED MATERIALS & PRODUCTS INCLUDING FR.
12. AMING, SUB-FLOORING, & WOOD DOORS TO BE FSC CERTIFIED.
13. ALL NEW SURFACES WHICH ARE TO BE PAINTED SHALL RECEIVE (1) COAT OF PRIMER AND (2) COATS OF FINISH PAINT. (3) COATS TOTAL.
14. SEE SHEET A400 FOR ADDITIONAL FINISH NOTES.

CONSTRUCTION KEY NOTES

- | | |
|------|---|
| A-01 | GC TO PROVIDE NEW ARCHED WINDOW AND FRAME TO MATCH EXISTING. PROVIDE FLASHING AND WATERPROOFING AS REQUIRED. |
| A-02 | PATCH AND PREPARE EXTERIOR FACADE FOR NEW FINISHES |
| A-03 | PATCH AND SAND EXISTING WOOD ARCHES AND PREPARE TO RECEIVE SCHEDULED FINISHES. INCLUDE COST TO REPLACE DAMAGED PLYWOOD WITH NEW |
| A-04 | EXISTING RETAINING WALL BRICK TO BE PATCHED WITH NEW BRICK TO MATCH EXISTING. REFER TO SHEET A600 FOR BRICK SPECIFICATION. EXISTING BRICK RETAINING WALL NOT TO BE PAINTED. |

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GREENPORT, NY 11944

DRAWING

WEST ELEVATION DEMO & PROPOSED

SEAL

SEAL	DATE	01/20/202
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PROJECT NO. 1524R58.0

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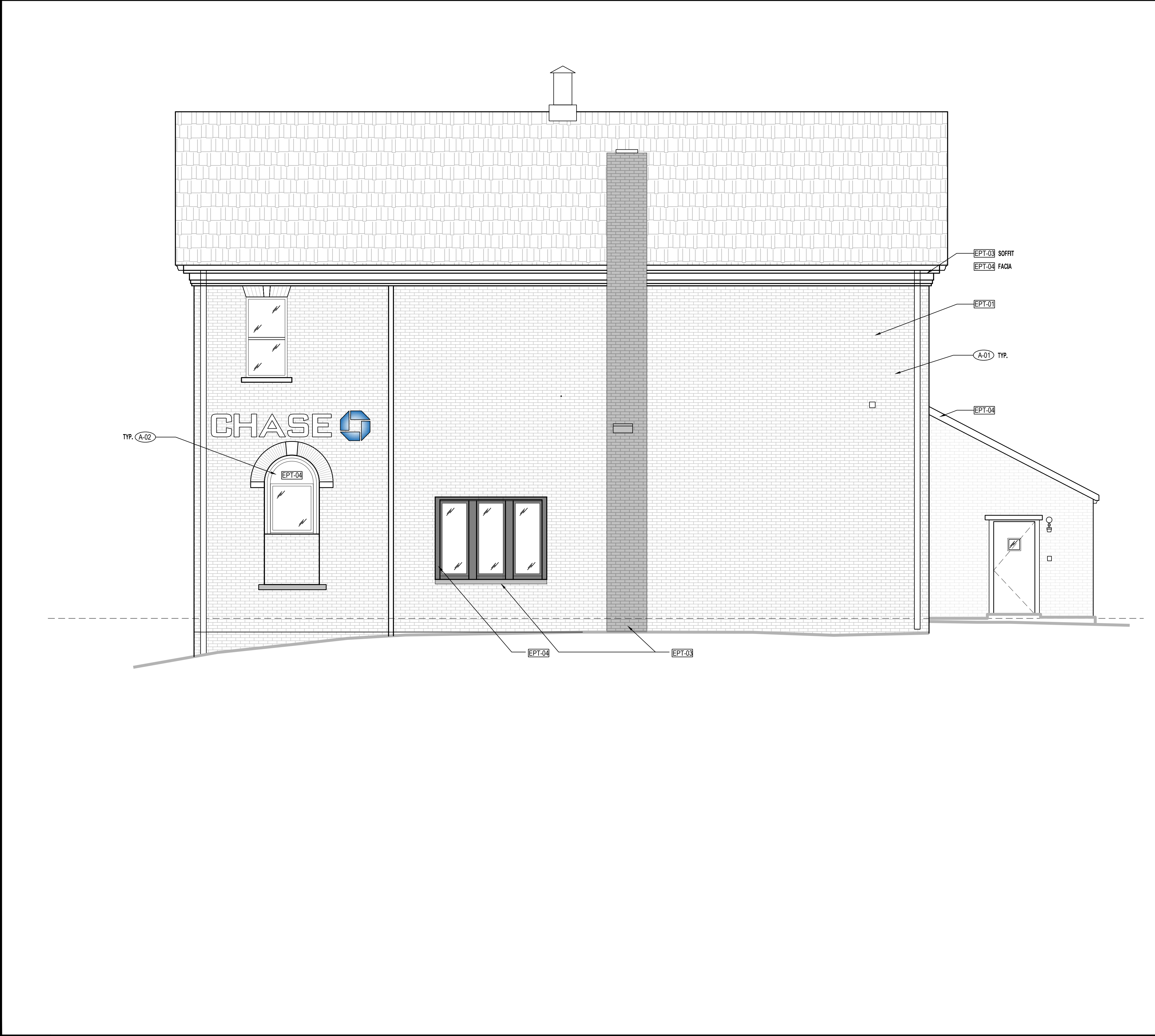
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DEMO SOUTH ELEVATION

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

DEMOLITION NOTES
<div>1. SEE ALL DRAWINGS FOR ADDITIONAL NOTES.</div> <div>2. DEMOLITION NOTES ARE BASED ON FIELD OBSERVATIONS AND EXISTING RECORD DOCUMENTS. CONTRACTOR TO REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING INSTALLATION.</div> <div>3. ANY DAMAGE THAT OCCURRED DURING DEMOLITION WORK TO PERIMETER WALLS & PIERS, INTERIOR COLUMNS, INTERIOR CORE WALLS, FLOORS AND CEILINGS TO REMAIN SHALL BE REPAIRED BY CONTRACTOR.</div> <div>4. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY LIGHTING & POWER IN AREA OF WORK.</div> <div>5. CONTRACTOR SHALL HAVE A LICENSED ELECTRICIAN ON PREMISES DURING DEMOLITION AFFECTING ELECTRICAL LINES IN AREA OF WORK.</div>

DEMOLITION KEY NOTES



2

PROPOSED SOUTH ELEVATION

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

CONSTRUCTION LEGEND
<div>XX - ## INDICATES FINISH MATERIAL SEE SHEET A600</div> <div>DX INDICATES DOOR TAG</div>
CONSTRUCTION NOTES
<div>1. ALL WOOD SPECIFIED AND/OR USED ON THIS PROJECT, SHALL BE FIRE RETARDANT TREATED MATERIAL IN ACCORDANCE WITH ALL APPLICABLE CODES.</div> <div>2. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PATCHED, REPAIRED, AND PREPARED AS REQUIRED TO RECEIVE NEW FINISHES PER FINISH PLAN.</div> <div>3. ALL SURFACES OR FINISHES TO REMAIN, IF DAMAGED DURING DEMOLITION OR ANY STAGE OF THE WORK, SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR OWN EXPENSE TO "LIKE NEW" CONDITION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DOCUMENT ANY PREEXISTING DAMAGE AND, NOTIFY THE ARCHITECT OF ANY SUCH DAMAGE PRIOR TO PRICING OR BIDDING.</div>

FINISH GENERAL NOTES
<div>1. REFER TO DRAWINGS G-001.00, G-002.00, G-003.00 FOR ADDITIONAL NOTES AND SPECIFICATIONS.</div> <div>2. ALL GLUES, SEALANTS, AND PAINT TO BE LOW OR NO VOC, TYP.</div> <div>3. THERE WILL BE NO DEVIATIONS OR SUBSTITUTIONS. ANY DISCREPANCIES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT OF RECORD.</div> <div>4. GENERAL CONTRACTOR IS RESPONSIBLE FOR BEING FAMILIAR WITH THE BUILDING RULES AND REGULATIONS BEFORE AND DURING THE COURSE OF THIS PROJECT. SHOULD A CONFLICT ARISE BETWEEN THE CONSTRUCTION DOCUMENTS AND THE BUILDING RULES, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY. BUILDING RULES AND REGULATIONS SHALL GOVERN EXCEPT WHERE THEY ARE IN CONFLICT WITH APPLICABLE CODES.</div> <div>5. GENERAL CONTRACTOR SHALL PROPERLY PREPARE (SPACKLE/ PLASTER, SANDING, ETC.) ALL NEW & EXISTING DRYWALL / MASONRY SURFACES FOR PAINTING OR WALL COVERING AS PER MANUFACTURER'S RECOMMENDATION.</div> <div>6. PRIOR TO PAINTING ANY AND ALL DECKS, CORNER BEADS, JOINTS & IRREGULARITIES IN NEW OR EXISTING PARTITIONS, CEILINGS, DOORS, FRAMES, ETC. GENERAL CONTRACTOR SHALL FIX WITH AN APPROPRIATE FILLER SUITABLE FOR THE MATERIAL.</div> <div>7. ALL FINISHES TO BE PURCHASED AT THE SAME TIME TO ENSURE UNIFORMITY OF COLOR.</div> <div>8. UPON COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, AND CARTONS, ETC., AS GENERATED BY FINISH MATERIALS.</div> <div>9. GENERAL CONTRACTOR TO REMOVE EXISTING WINDOW TREATMENT DURING CONSTRUCTION; STORE AND CLEAN ALL SHADES & REINSTALL AFTER WORK IS COMPLETE (TYP.)</div> <div>10. ALL SUBSTRATES TO BE FIRE RETARDANT OR FIRE PROOF.</div> <div>11. ALL WOOD BASED MATERIALS & PRODUCTS INCLUDING FR</div> <div>12. AMING, SUB-FLOORING, & WOOD DOORS TO BE FSC CERTIFIED.</div> <div>13. ALL NEW SURFACES WHICH ARE TO BE PAINTED SHALL RECEIVE (1) COAT OF PRIMER AND (2) COATS OF FINISH PAINT, (3) COATS TOTAL.</div> <div>14. SEE SHEET A600 FOR ADDITIONAL FINISH NOTES.</div>
CONSTRUCTION KEY NOTES
<div>A-01 PATCH AND PREPARE EXTERIOR FACADE FOR NEW FINISHES</div> <div>A-02 PATCH AND SAND EXISTING WOOD ARCHES AND PREPARE TO RECEIVE SCHEDULED FINISHES. INCLUDE COST TO REPLACE DAMAGED PLYWOOD WITH NEW.</div>

JPMORGAN CHASE

STONEFIELD

2	ISSUED FOR PERMIT	03/18/2025	FA
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PROJECT
CHASE GREENPORT
EXTERIOR REFRESH
238 MAIN STREET,
GREENPORT, NY 11944

DRAWING
SOUTH ELEVATION DEMO & PROPOSED

SEAL	DATE	01/20/2025
	PROJECT NO.	1524858-00
	SCALE	NTS
	DWG NO.	

A-102.00

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STONEFIELD



**1 DEMO
EAST ELEVATION**

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

DEMOLITION NOTES

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DEMOLITION KEY NOTES

2	PROPOSED EAST ELEVATION
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SCALE: 1/4"=1'-0"

CONSTRUCTION LEGEND

XX - ## INDICATES FINISH MATERIAL SEE SHEET A600

DXX INDICATES DOOR TAG

CONSTRUCTION NOTES

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FINISH GENERAL NOTES

1. REFER TO DRAWINGS G-001.0, G-002.0, G-003.0 FOR ADDITIONAL NOTES AND SPECIFICATIONS.
2. ALL GLUES, SEALANTS, AND PAINT TO BE LOW OR NO VOC. TYP.
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5. GENERAL CONTRACTOR SHALL PROPERLY PROTECT (SHOULDER, FLASTER, SANDING, ETC.) ALL NEW & EXISTING DRYWALL / MASONRY SURFACES FOR PAINTING OR WALL COVERING AS PER MANUFACTURER'S RECOMMENDATION.
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9. GENERAL CONTRACTOR TO REMOVE EXISTING WINDOW TREATMENT DURING CONSTRUCTION, STORE AND CLEAN ALL SHADES & REINSTALL AFTER WORK IS COMPLETE. (TYP.)
10. ALL SUBSTRATES TO BE FIRE RATED AND OR FIRE PROOF.
11. ALL WOOD BASED MATERIALS & PRODUCTS INCLUDING FR.
12. AMING, SUB-FLOORING, & WOOD DOORS TO BE FSC CERTIFIED.
13. ALL NEW SURFACES WHICH ARE TO BE PAINTED SHALL RECEIVE (1) COAT OF PRIMER AND (2) COATS OF FINISH PAINT. (3) COATS TOTAL.
14. SEE SHEET A600 FOR ADDITIONAL FINISH NOTES.

CONSTRUCTION KEY NOTES

A-01 PATCH AND PREPARE EXTERIOR FACADE FOR NEW FINISHES

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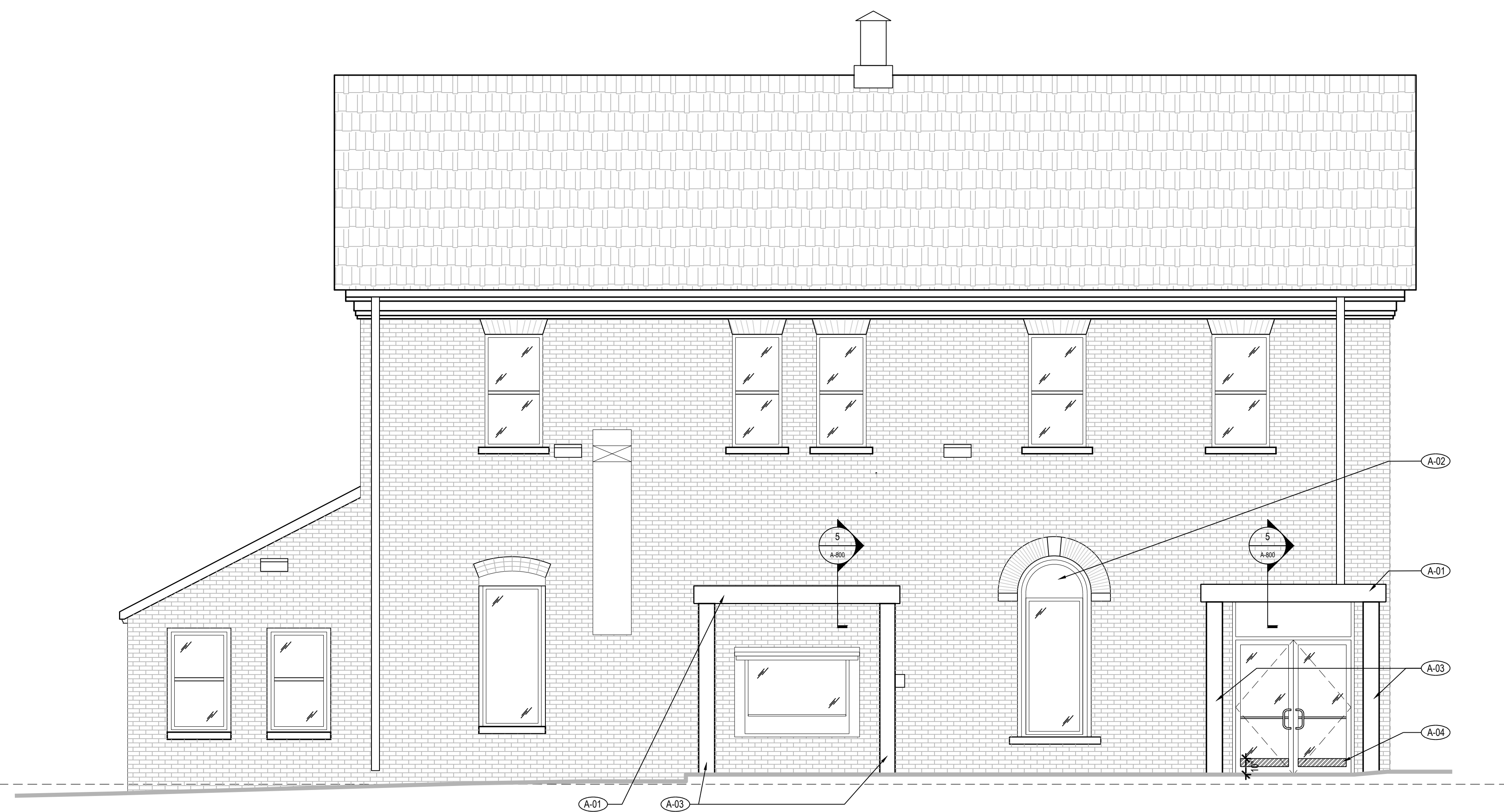
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SCALE: 1/4"=1'-0"

FINISH GENERAL NOTES

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15. SEE SHEET 400 FOR ADDITIONAL FINISH NOTES.

ADD	INSTALL NEW METAL PANEL UNDERNEATH CANOPY AND RELAMP EXISTING LIGHTS AFFECTED DURING DEMOLITION. EXISTING CLADDING ON CANOPY ON THE SIDES TO REMAIN. SEE FINISH SCHEDULE ON A60 AND CANOPY DETAIL ON A80.
ADD	PATCH AND SAND EXISTING WOOD ARCHES AND PREPARE TO RECEIVE SCHEDULED FINISHES. INCLUDE COST TO REPLACE DAMAGED PLYWOOD WITH NEW.
ADD	NEW WHITE BREAK METAL FINISH
ADD	INCLUDE NEW BOTTOM RAIL ADAPTERS TO MEET 10" FINISH TO MATCH EXISTING DOORS.

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PROJECT

**CHASE GREENPORT
EXTERIOR REFRESH**

238 MAIN STREET,
GREENPORT, NY 11944

MASTER LEGEND, NOTES, SYMBOLS
AND ABBREVIATIONS

SEAL	DATE 01/20/2025	
	PROJECT NO. 1524858-00	
	SCALE NTS	
	DWG NO.	
	A-104.00	
	CAD FILE NO. A-104.00 DWG	PAGE 9 OF 11

EXT. FIN. MATERIALS SCHEDULE		
PAINT		
EPT-01	GENERAL WALL	
	MFR.	BENJAMIN MOORE
	PRODUCT	ULTRA SPEC EXT
	COLOR	DECORATORS WHITE CC-20
	FINISH	EXTERIOR GRADE, INSTALL PER MANUFACTURERS RECOMMENDATION
EPT-02	REVEAL BRICK LINTELS	
	MFR.	BENJAMIN MOORE
	PRODUCT	ULTRA SPEC EXT
	COLOR	SIDEWALK GRAY 2133-60
	FINISH	EXTERIOR GRADE, INSTALL PER MANUFACTURERS RECOMMENDATION
EPT-03	ROSETTES, DENTILS, WINDOW SILLS, CHIMNEY	
	MFR.	BENJAMIN MOORE
	PRODUCT	ULTRA SPEC EXT
	COLOR	CHARCOAL LINEN 2133-40
	FINISH	EXTERIOR GRADE, INSTALL PER MANUFACTURERS RECOMMENDATION
EPT-04	WINDOW FRAMES/ SPANDRELS, ROOF EDGE, BRICK BASE	
	MFR.	BENJAMIN MOORE
	PRODUCT	ULTRA SPEC EXT
	COLOR	ONYX 2133-10
	FINISH	EXTERIOR GRADE, INSTALL PER MANUFACTURERS RECOMMENDATION
EXTERIOR CANOPY CEILING		
E-1	EXTERIOR METAL CEILING	
	MFR.	ARMSTRONG
	PRODUCT	METALWORKS LINEAR - CLASSICS INTERIOR & EXTERIOR
	COLOR	SILVER GREY INTERIOR & EXTERIOR (S22)
	FINISH	EXTERIOR GRADE, INSTALL PER MANUFACTURERS RECOMMENDATION
	NOTES:	METALWORKS LINEAR - CLASSIC CEILINGS, M1, 7'60 6" UNPERFORATED
EXTERIOR BRICK RETAINING WALL		
BRK-1	EXTERIOR BRICK RETAINING WALL	
	MFR.	GENERAL SHALE BRICK
	PRODUCT:	RALEIGH COURT
	COLOR:	RED
	NOTES:	RUNNING BOND LENGTHS POSSIBLE WITH BUTTED AND LAPPED INSIDE CORNERS AND MANUFACTURERS FABRICATED RETURN CORNER PIECES. - MITERED CORNERS ARE NOT ACCEPTABLE. - PLACE CONTROL JOINTS AS RECOMMENDED BY THE MANUFACTURER.

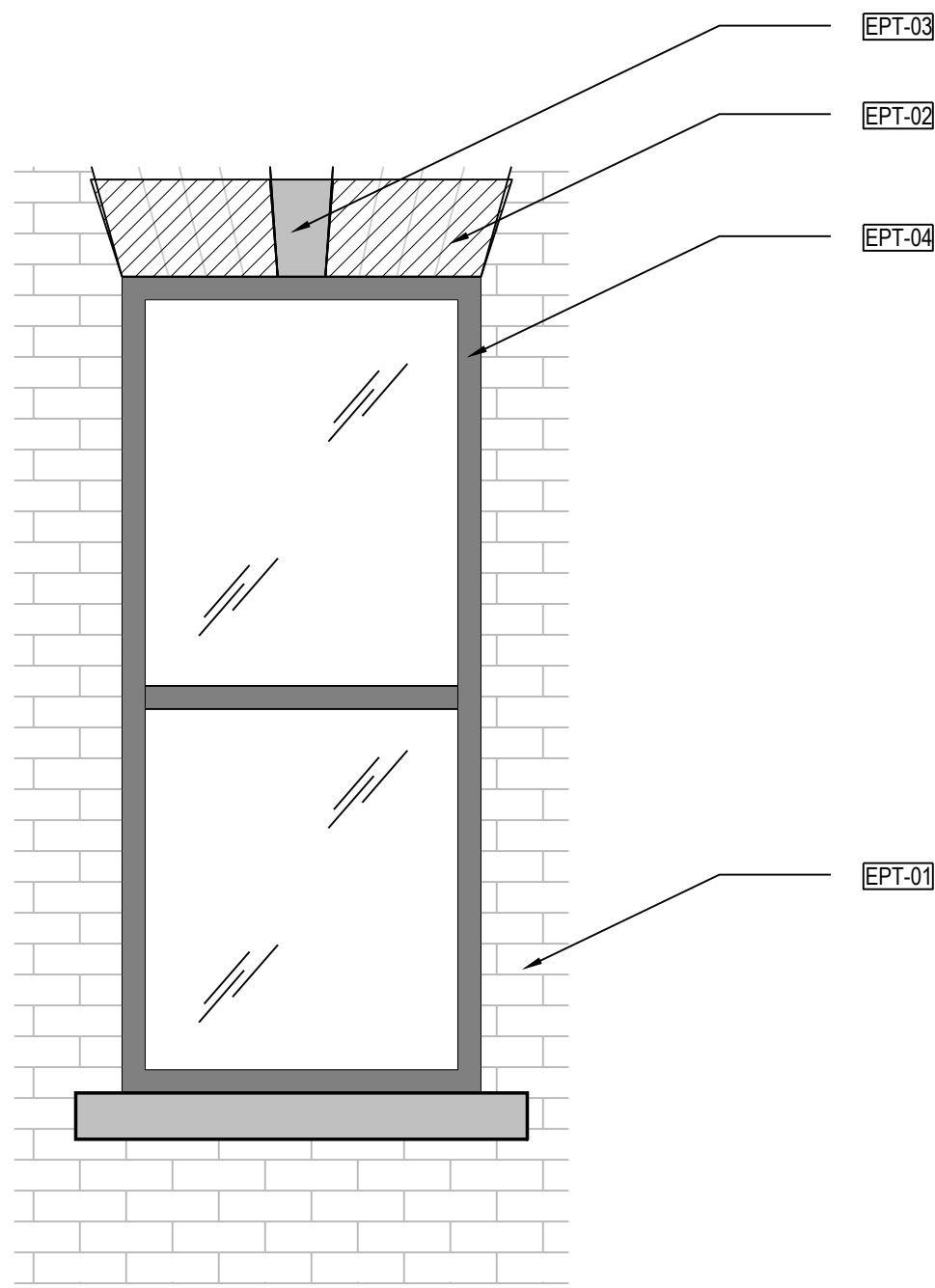
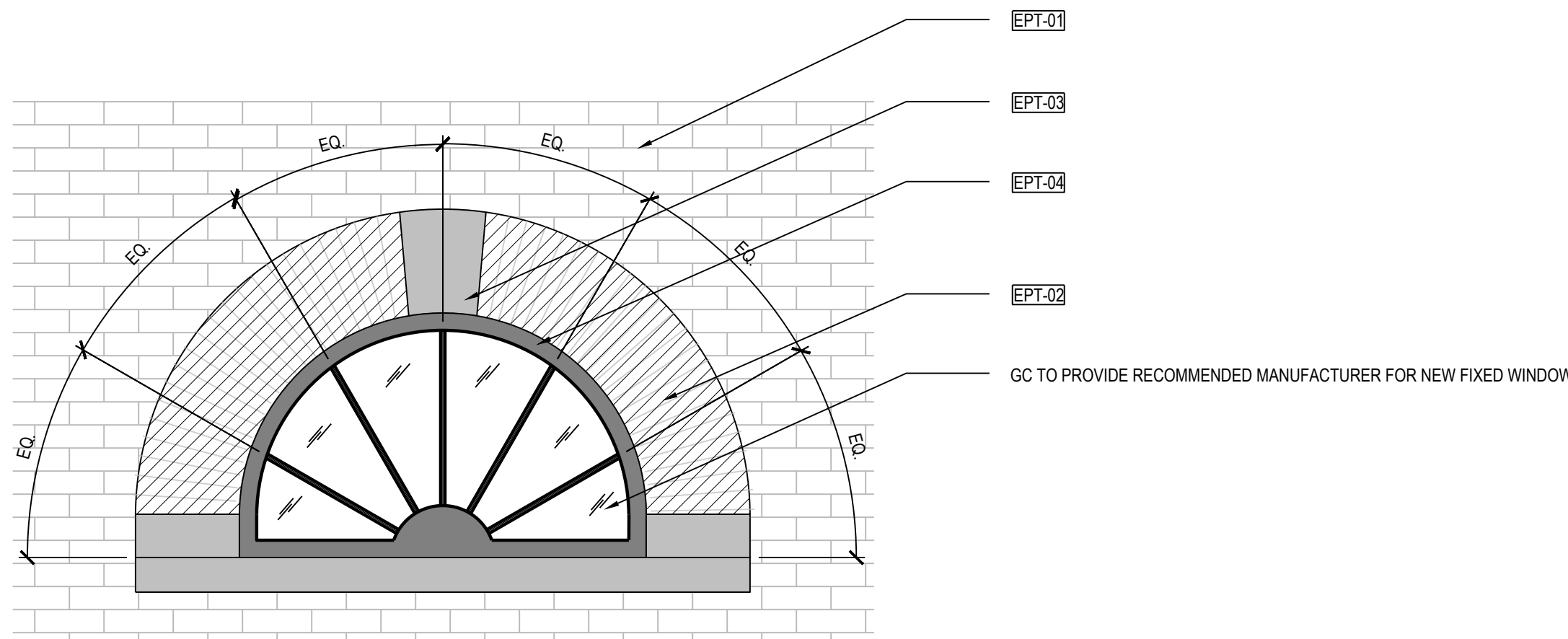
DOOR TYPES SCHEDULE									
TYPE	SIZE			DOOR		FRAME		HDWR.	NOTES
	W	H	T	MATERIAL	FINISH	MATERIAL	FINISH		
D1 EMPLOYEE ENTRANCE	3'-0" V.I.F	+/- 7'-6" V.I.F	+/- 1 3/4" V.I.F	WOOD/ GLASS	BLACK PAINTED	WOOD	BLACK PAINTED	SEE NOTES	BENJAMIN MOORE ONYX (2133-10). ALL HARDWARE TO MATCH EXISTING. DOOR LITES AND TRANSOM TO MATCH EXISTING

VENDOR CONTACTS			
VENDOR / MFR.	CONTACT	PHONE	E-MAIL
BENJAMIN MOORE	LOCAL DISTRIBUTOR	--	--

NOTES:

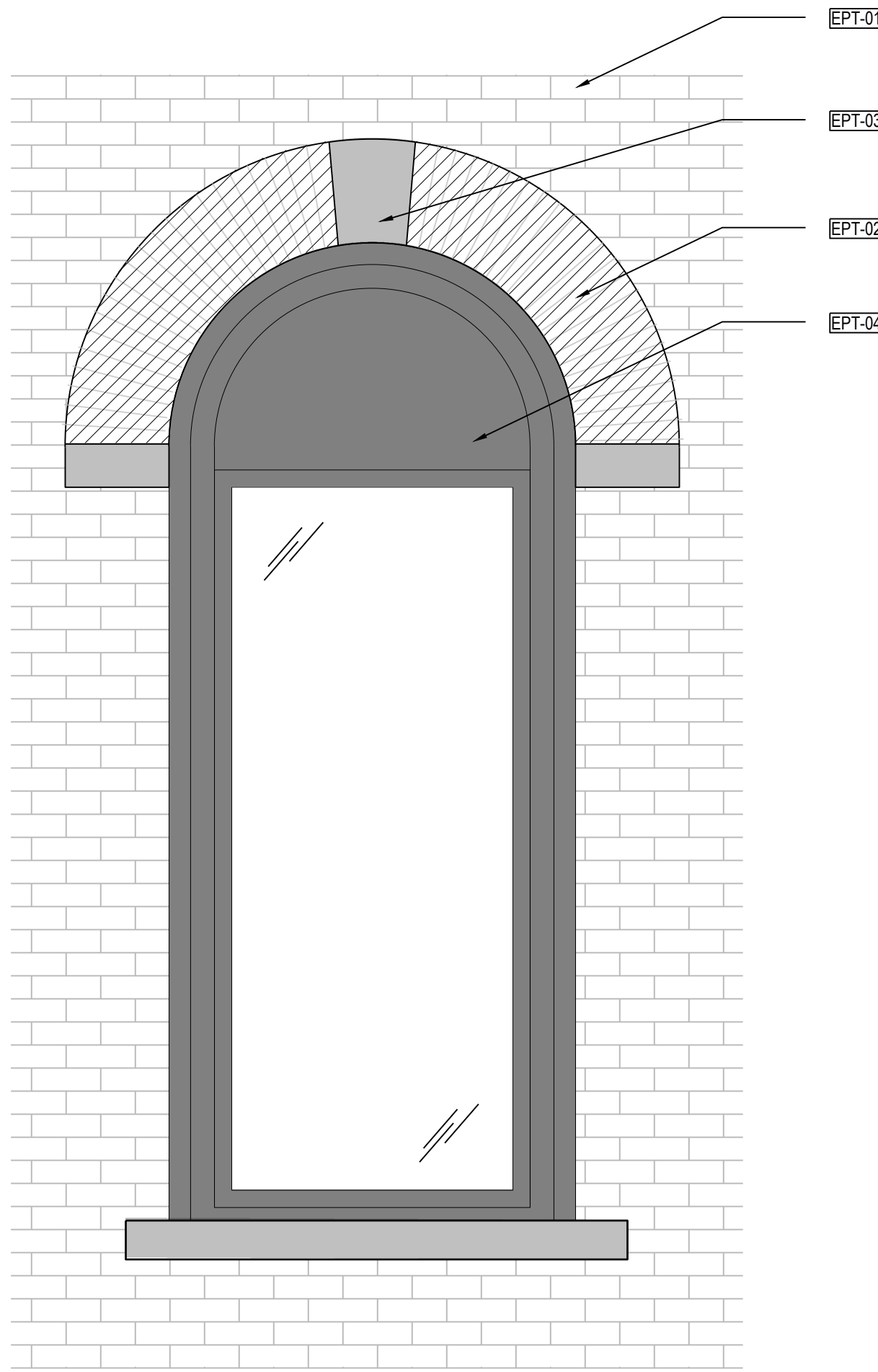
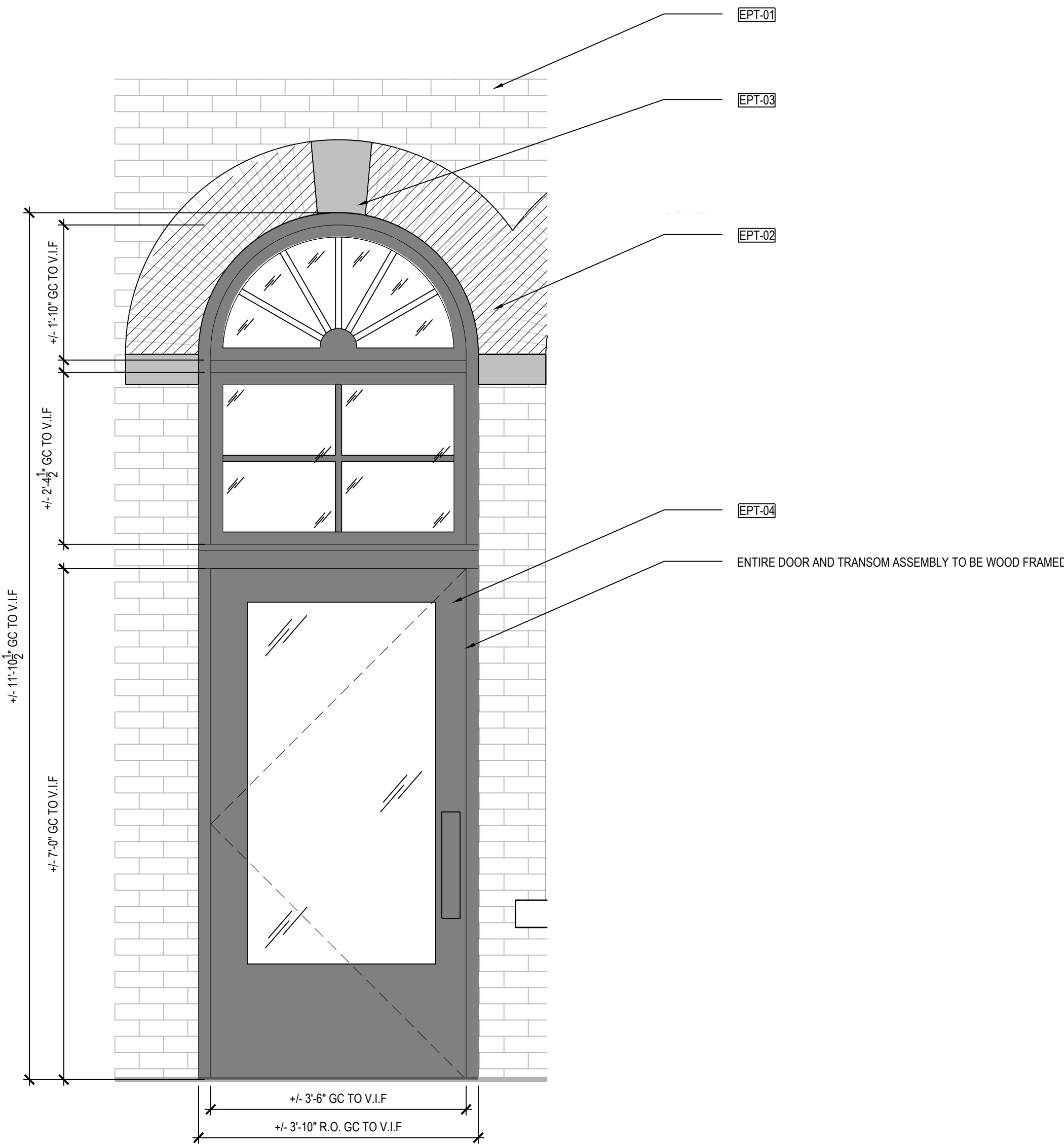
1. DOOR TO BE REPLACED IN KIND WITH EQUAL U VALUES OR BETTER.
4. VYNIL WINDOWS TO REMAIN. WINDOW AND FRAMES WILL NOT BE PAINTED.
5. COORDINATE WITH JLL AND SECURITY TEAM OF FINAL HARDWARE AND ACCESS REQUIREMENTS

[illegible]



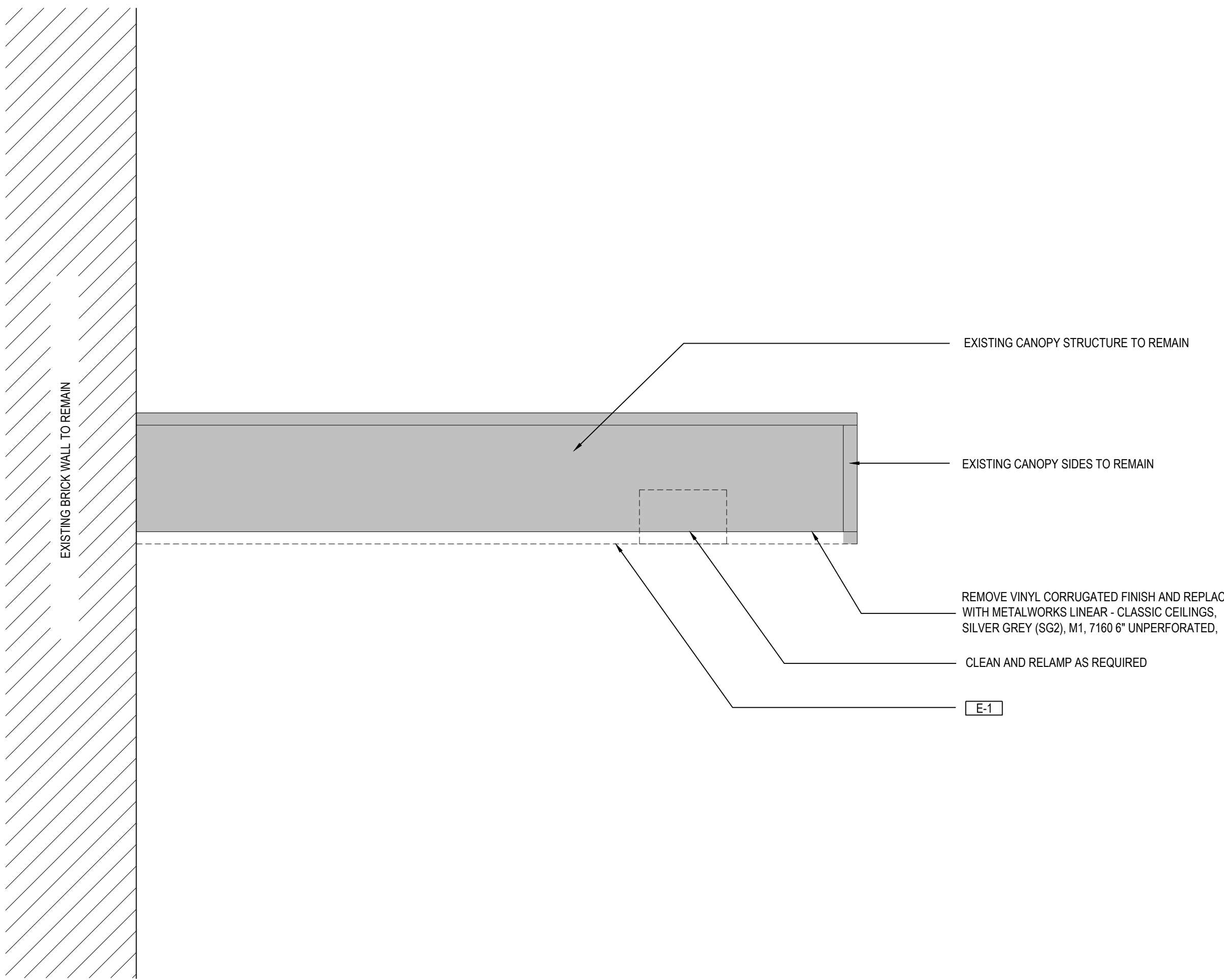
1 ENLARGED WINDOW SCALE: 1/8"=1'-0"

2 TYPICAL WINDOW WITH BRICK LINTEL COLOR SCHEME SCALE: 1/8"=1'-0"



3 ENLARGED MAIN ST. DOOR SCALE: 1/8"=1'-0"

4 TYPICAL WINDOW WITH BRICK ARCH COLOR SCHEME SCALE: 1/8"=1'-0"



5 EXISTING CANOPIES FINISH SCALE: 1/4"=1'-0"

2	ISSUED FOR PERMIT	03/18/2025	FA
1	ISSUED FOR REVIEW	01/28/2025	FA
NO.	REVISION	DATE	BY

SEAL	DATE	01/20/2025
	PROJECT NO.	1524858-00
	SCALE	NTS
	DWG NO.	A-800.00
	CAD FILE NO.	A-800.00.DWG
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