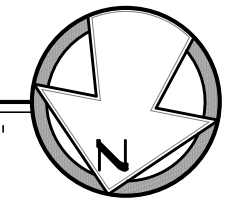
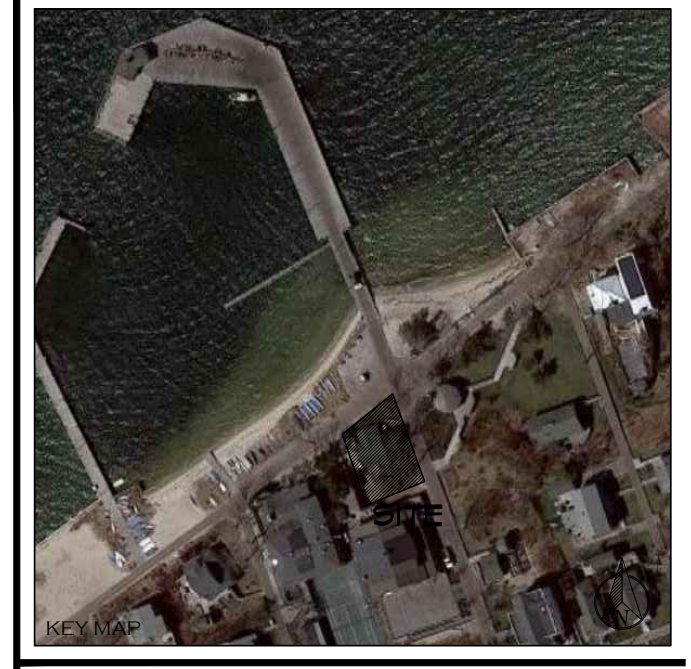
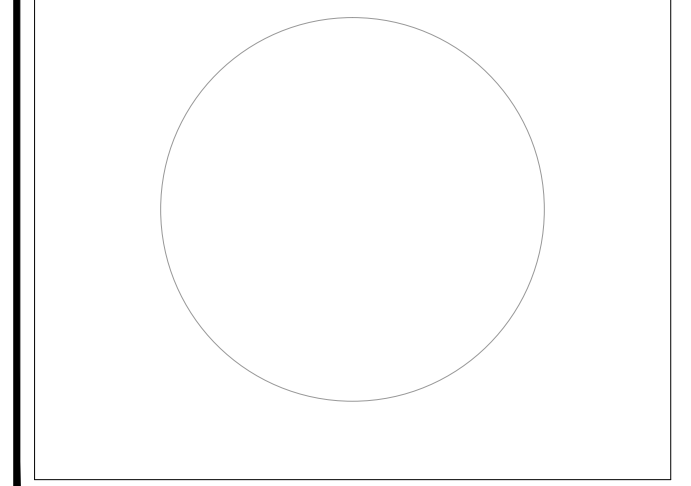


CONCEPT SITE PLAN

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



SALTAIRE SITE DATA:		
TOTAL SITE	7,955.0 SQ. FT.	100.00%
PROPOSED		
PROPOSED FIRST FLOOR	912 SQ. FT.	11.46%
PROPOSED FRONT, SIDE & REAR PORCH	1,068 SQ. FT.	13.42%
PROPOSED ENTRY RAMP & WALK	511 SQ. FT.	0.00%
PROPOSED SIDE STEP, WALK, LIFT	165 SQ. FT.	0.00%
PROPOSED WALK, FRONT STEPS	388 SQ. FT.	0.00%
EXISTING RAMP & DECKS FOR MARKET	378 SQ. FT.	0.00%



PROJECT INFORMATION:
 OWNER:
 VILLAGE OF SALTAIRE
 PO BOX 5591
 BAY SHORE NY 11706
 (631) 588-5566
 FEMA ZONE
 AE: 6

REV	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN	JG	10.5.21



GRAHAM ASSOCIATES
 PLANNING & DESIGN
 256 ORINOCO DRIVE, SUITE A
 BRIGHTWATERS, NY 11718
 OFFICE: (631) 665-9619
 Glenn@grahamassociatesny.com

*RESIDENTIAL DESIGN *COMMERCIAL SITE PLANNING
 *ENVIRONMENTAL ENGINEERING *PETROLEUM SPECIALISTS
 *ZONING VARIANCE *WETLANDS PERMITS, DEC. DEP
 *ALL PHASES OF EXPEDITING

GLENN W. GRAHAM, PRES.
 JOSE F. GARCIA, P.M.
 GEORGE HOHENSTEIN, P.M.
 MATTHEW FRIEND, P.M.
 MICHAEL K. DUNN, R.A.

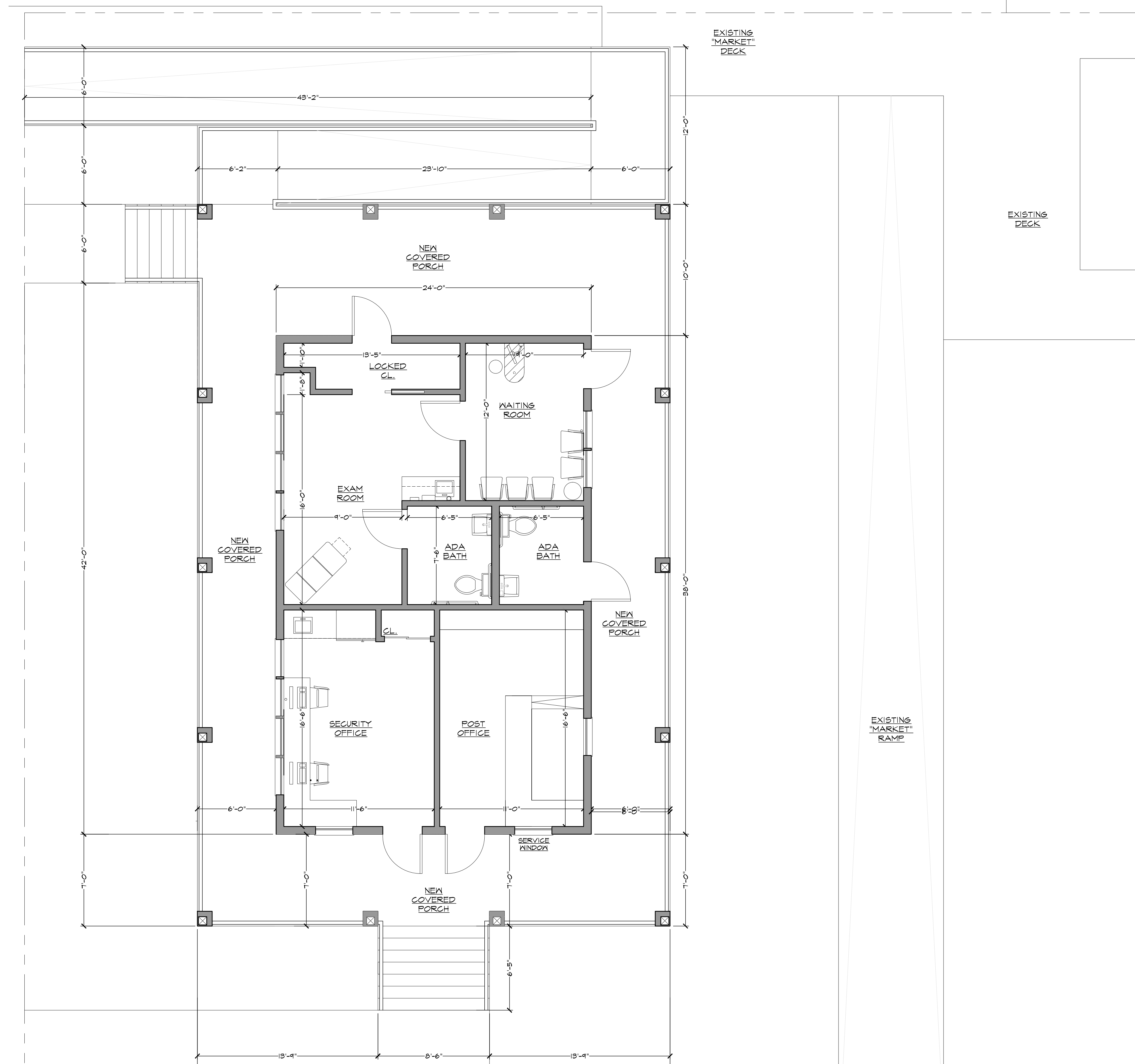
PROJECT LOCATION:
VILLAGE OF SALTAIRE
 14 BAY PROMENADE
 SALTAIRE, NY 11706

PROJECT DESCRIPTION:
 PRELIMINARY CONCEPTS

PAGE DESCRIPTION:
CONCEPT FLOOR PLANS

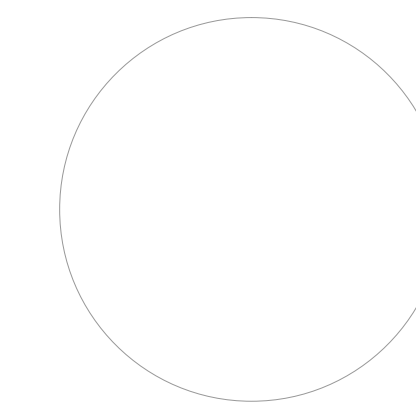
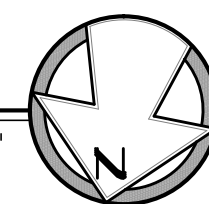
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DATE:	SCALE:	IN SET:
10/4/21	A5 NOTED	1 OF 4
DRAWN BY:	SHEET:	
JG		
CHKD BY:		
GFH		

X1



CONCEPT FLOOR PLAN A

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



PROJECT INFORMATION:
 OWNER:
 VILLAGE OF SALTAIRE
 PO BOX 5591
 BAY SHORE NY 11706
 (631) 588-5566
 FEMA ZONE
 AE-6

REV	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN	JG	10.5.21



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PROJECT LOCATION:
 VILLAGE OF SALTAIRE
 14 BAY PROMENADE
 SALTAIRE, NY 11706

PROJECT DESCRIPTION:
 PRELIMINARY CONCEPTS

PAGE DESCRIPTION:
 CONCEPT FLOOR PLANS

JOB #:	TAX MAP:	
21001	503 - 1 - 2 - 36	
DATE:	SCALE:	IN SET:
10/4/21	A5 NOTED	2 OF 4
DRAWN BY:	SHEET:	
JG		
CHKD BY:		
GFH		

X2



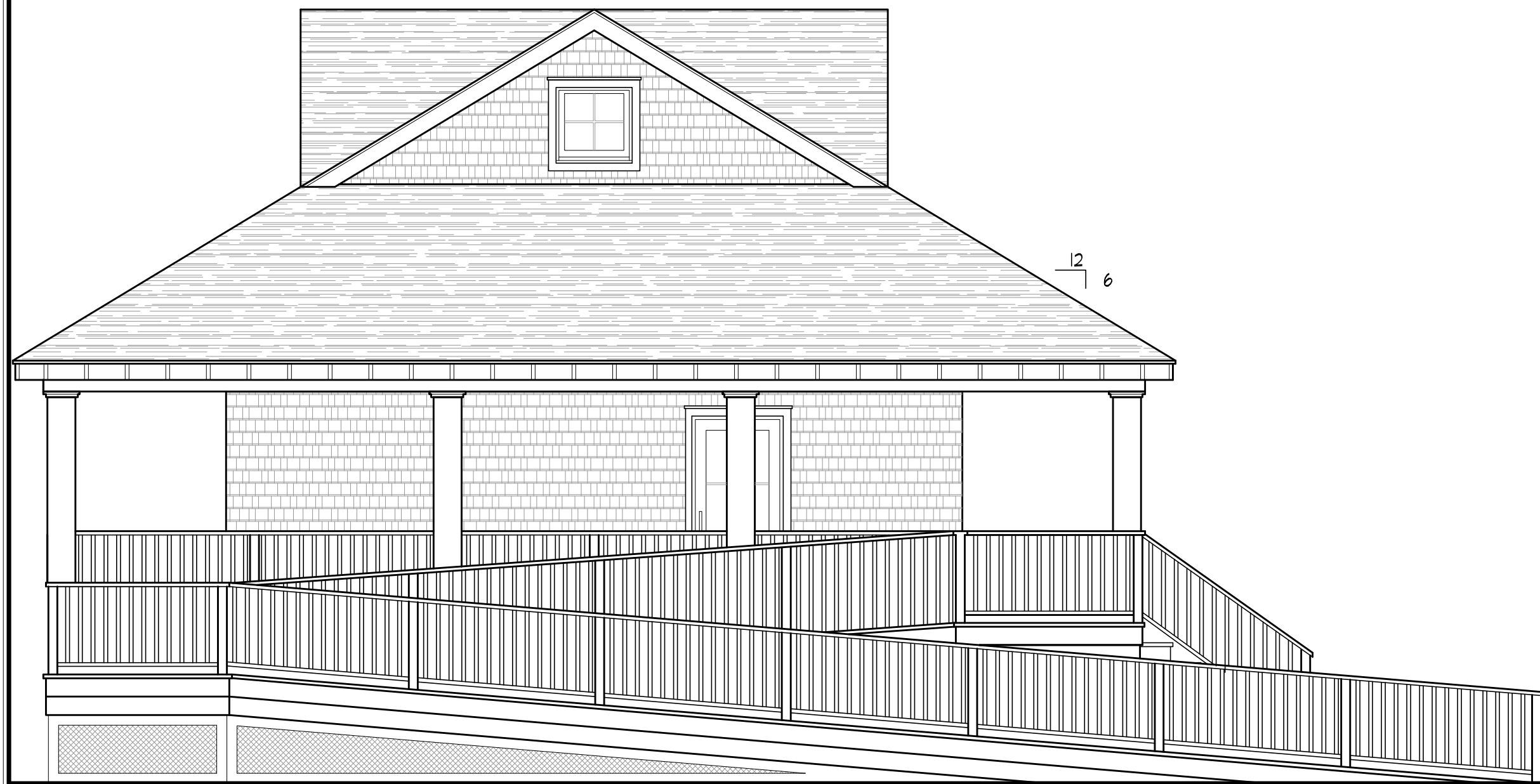
CONCEPT FRONT (SOUTH) ELEVATION

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



CONCEPT RIGHT SIDE (WEST) ELEVATION

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



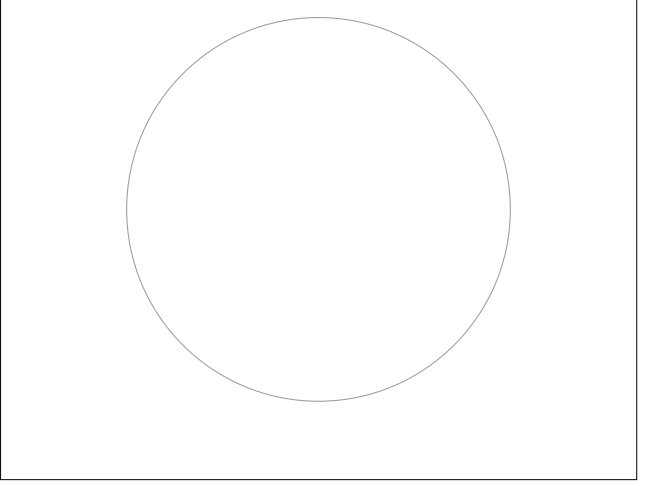
CONCEPT REAR (NORTH) ELEVATION

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



CONCEPT LEFT SIDE (EAST) ELEVATION

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



PROJECT INFORMATION:
 OWNER:
 VILLAGE OF SALTARE
 PO BOX 5591
 BAY SHORE NY 11706
 (631) 588-5566
 FEMA ZONE
 AE: 6

REV	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN	JG	10.5.21



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 SALTARE, NY 11706

PROJECT DESCRIPTION:
 PRELIMINARY CONCEPTS

PAGE DESCRIPTION:
 CONCEPT ELEVATIONS A

JOB #:	TAX MAP:	
211001	503 - 1 - 2 - 36	
DATE:	SCALE:	IN SET:
10/4/21	AS NOTED	3 OF 4
DRAWN BY:	SHEET:	
JG		
CHKD BY:		
GFH		

X3