MAP OF PROPERTY
SITUATE
MONTAUK, TOWN OF EAST HAMPTON
SUFFOLK COUNTY, N.Y.

SCALE: 1"=30'
TAX MAP REF: 0300-52-01-1.2
LOT AREA: 54,291 SQ FT
OR 1.2463 ACRES
HARBOR PROTECTION OVERLAY DISTRICT
VERTICAL DATUM: NAVD 88

AREA W/O WETLANDS & R.O.W. EASEMENT 49,722.9 SQ FT
LOT COVERAGE PERMITTED: 9,944 SQ FT 20%
EXISTING: 8,693 SQ FT
PROPOSED: N/A
TOTAL LOT COVERAGE PERMITTED: 24,861 SQ FT 50%
EXISTING: 33,169 SQ FT
PROPOSED: 32,950 SQ FT
CLEARING PERMITTED: 16,215 SQ FT OR N.A.S.P.
EXISTING: 44,887 SQ FT
PROPOSED: 43,797 SQ FT

CERTIFIED TO:
51 SOUTH EDGEMERE, LLC

PROPOSED FEATURES AS PER PLANS BY ARCHITECTURE OUTFIT, PLLC

NOTE: PROPERTY SURVEYED IS SO SHOWN AS LOT 2 AS SHOWN ON THE MINOR SUBDIVISION MAP OF HIOTAKIS FILED SEPTEMBER 13, 1996 MAP NO. 9899

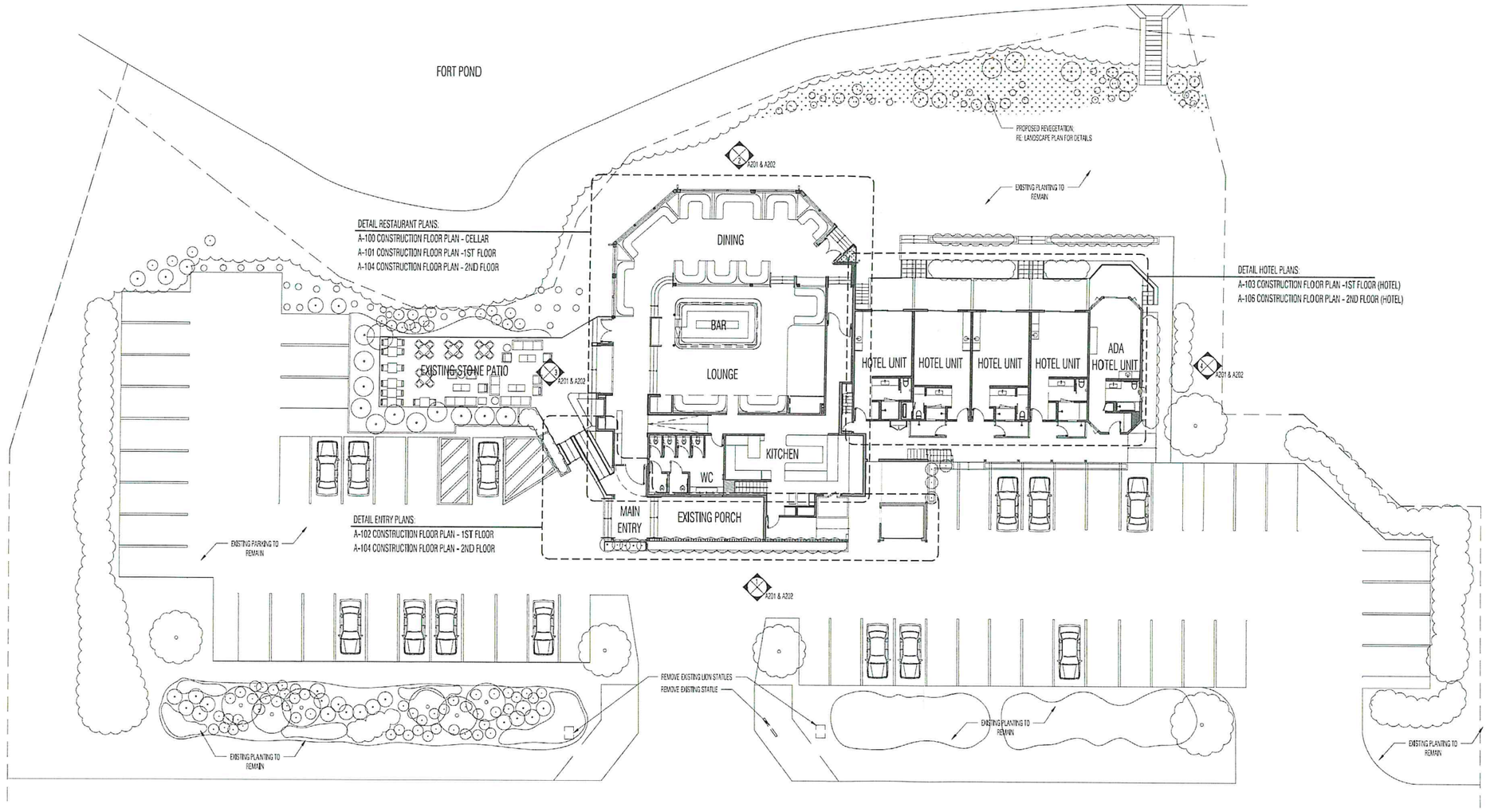
REVISED NOVEMBER 5, 2019
PROPOSED DRYWELLS, REVEG
REVISED SEPTEBER 10, 2019
SERVICE STATION
REVISED AUGUST 12, 2019
DIMENSIONS OF PROPOSALS
REVISED JULY 3, 2019
TOPO, UTILITIES
REVISED MAY 16, 2019
ADD SANITARY
REVISED APRIL 16, 2019
PROPOSALS
SURVEYED MARCH 23, 2018
JAMES P. WALSH LAND SURVEYOR P.C.
MONTAUK, N.Y.

VACANT
N78°00'35"E 83.00'
STONE DRIVEWAY
HEDGE ROW
O. HEAD LINES
P. POLE
UNDERGROUND UTILITIES AS PER PRECISION MARKOUT, INC. EAST HAMPTON, NY
N
DWELLINGS- P. WATER
N11°59'25"W 70.00'
LAND N/F OF TRICIA HIOTAKIS DWELLING- P. WATER
BRICK
STONE PARKING
R.O.WAY EASEMENT
R.R.TIE WALL
PROPOSED DRYWELLS
ASPHALT PARKING
LOT 1
N78°00'35"E 107.50'
STONE WALKWAY
STONE RAMP
EVERGREENS
SIGN
LP
DP
ST
GT
COVERS
SANITARY AS PER OTHERS
FIRE DEPARTMENT CONNECTION
TELECOM SERVICE
ELECTRIC SERVICE
FIRE SUPRESSION
WATER SERVICE
REFUSE ENCL.
PROPANE
STATUE
SIGN
ENCLOSURE
CONCRETE SIDEWALK
SOUTH EDGEMERE STREET
S11°59'25"E 362.00'
MASONRY STEPS
PROPOSED RE-VEG 1,090 SQ FT
LOT 2
N16°12'53"W 88.24'
R.R.TIE WALL
STONE
1ST & 2ND ST DECKS
LINE OF 2ND ST
LINE OF 1ST
2ND ST DECK - STONE BELOW
COVER
HOTEL FLOOR EL. 19'
2 ST FRAME HOTEL
CELLAR FLOOR EL. 8.5'
DEMO CONCRETE & STAIRS
CONCRETE
CW
EDGE OF CLEARING
BAR FLOOR EL. 19'
TOTAL PARKING SPACES: 58
REMOVE STATUES & SIGN
PROPOSED RECONFIGURED ENTRY INCORPORATED INTO EXISTING FOOTPRINT
DINING FLOOR EL. 17.6'
1 ST FRAME RESTAURANT
COVERED STONE PORCH
R.R.TIE PLANTER
DEMO EXISTING BAR & RECONFIGURE STEP UP TO RESTAURANT OPENING - WITHIN EXISTING FOOTPRINT
DEMO UPPER PORTION OF EXISTING RAMP WALL; RAMP LAYOUT TO REMAIN
PROPOSED RECONFIGURED ENTRY STAIR & PLANTERS
RAMP
BAR
PROPOSED SERVICE STATION
STONE PATIO
FORT POND
N25°49'08"W 66.94'
WETLANDS AS PER L.I.F.C.O. PLAN, DEPT
APPROX. EDGE OF WATER
SCENIC EASEMENT FEMA FLOOD ZONE
N52°18'16"W 43.28'
N30°25'31"W 22.14'
CONCRETE HEAD WALL & DRAIN
N02°54'00"W 25.32'
N17°32'55"E 68.96'
EDGE OF PAVEMENT
CONCRETE SIDEWALK
AREA OF PLANTINGS
R.R.TIE WALL
SANITARY AS PER OTHERS
PROPOSED DRYWELLS
BURIED CULVERT
ASPHALT PARKING
15' WIDE SUFFOLK COUNTY DRAINAGE EASEMENT AS PER MINOR SUBDIVISION MAP OF HIOTAKIS FILED SEP. 13, 1996 AS MAP NO. 9899
CATCH BASIN
DRYWELL COVERS
HEDGE ROW
C.BASIN
STONE DRIVEWAY
S78°00'35"W 171.00'
50.00'
LAND N/F OF HARLAN & JOANN VALENTINE DWELLING- P. WATER
MONTAUK POINT STATE BOULEVARD
UNOPENED
LINE OF STONES
GRASS LAWN
STOCKADE FENCE
PAVERS PATIO
DECK
DWELLING
BULK HEAD

RECEIVED
NOV 06 2019
PLANNING BOARD

Unauthorized alteration or addition to this survey is a violation of section 7209 of the New York State Education Law. Copies of this survey map not bearing the land surveyor's inked seal or embossed seal shall not be considered to be a valid copy. Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared and on his behalf to the title company, government agency and lending institution. Guarantees or certifications are not transferable to additional institutions or subsequent owners.

EASEMENTS, RIGHT OF WAYS, UNDERGROUND UTILITIES, WETLANDS, AND OR SANITARY FACILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN, LOCATED AND/OR GUARANTEED



1 SITE PLAN
SCALE: 1/32" = 1'-0"

SHEET INDEX

A-001.00	COVER SHEET	
A-002.00	LANDSCAPE PLAN	
A-003.00	LIGHTING PLAN	- NO CHANGES; SHEET NOT INCLUDED IN THIS SUBMISSION
A-004.00	SEATING CHART	
A-100.00	CONSTRUCTION PLAN - CELLAR	
A-101.00	CONSTRUCTION PLAN - 1ST FLOOR (RESTAURANT)	
A-102.00	CONSTRUCTION PLAN - 1ST FLOOR (RESTAURANT ENTRY)	
A-103.00	CONSTRUCTION PLAN - 1ST FLOOR (HOTEL)	
A-104.00	CONSTRUCTION PLAN - 2ND FLOOR (STAFF HOUSING)	
A-105.00	CONSTRUCTION PLAN - 2ND FLOOR (STAFF HOUSING)	
A-106.00	CONSTRUCTION PLAN - 2ND FLOOR (HOTEL)	
A-200.00	EXISTING CONDITIONS - EXTERIOR	-NO CHANGES; SHEET NOT INCLUDED IN THIS SUBMISSION
A-201.00	EXISTING EXTERIOR ELEVATIONS	
A-202.00	EXTERIOR ELEVATIONS	
A-203.00	PROPOSED EXTERIOR RENDERINGS	
A-601.00	WINDOW TYPES AND DETAILS	-NO CHANGES; SHEET NOT INCLUDED IN THIS SUBMISSION

RECEIVED
PLANNING BOARD

T: 917.513.0793
OWNER: S
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MEP ENGINEER: JA
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CODE & ZONING CONSULTANT: DE
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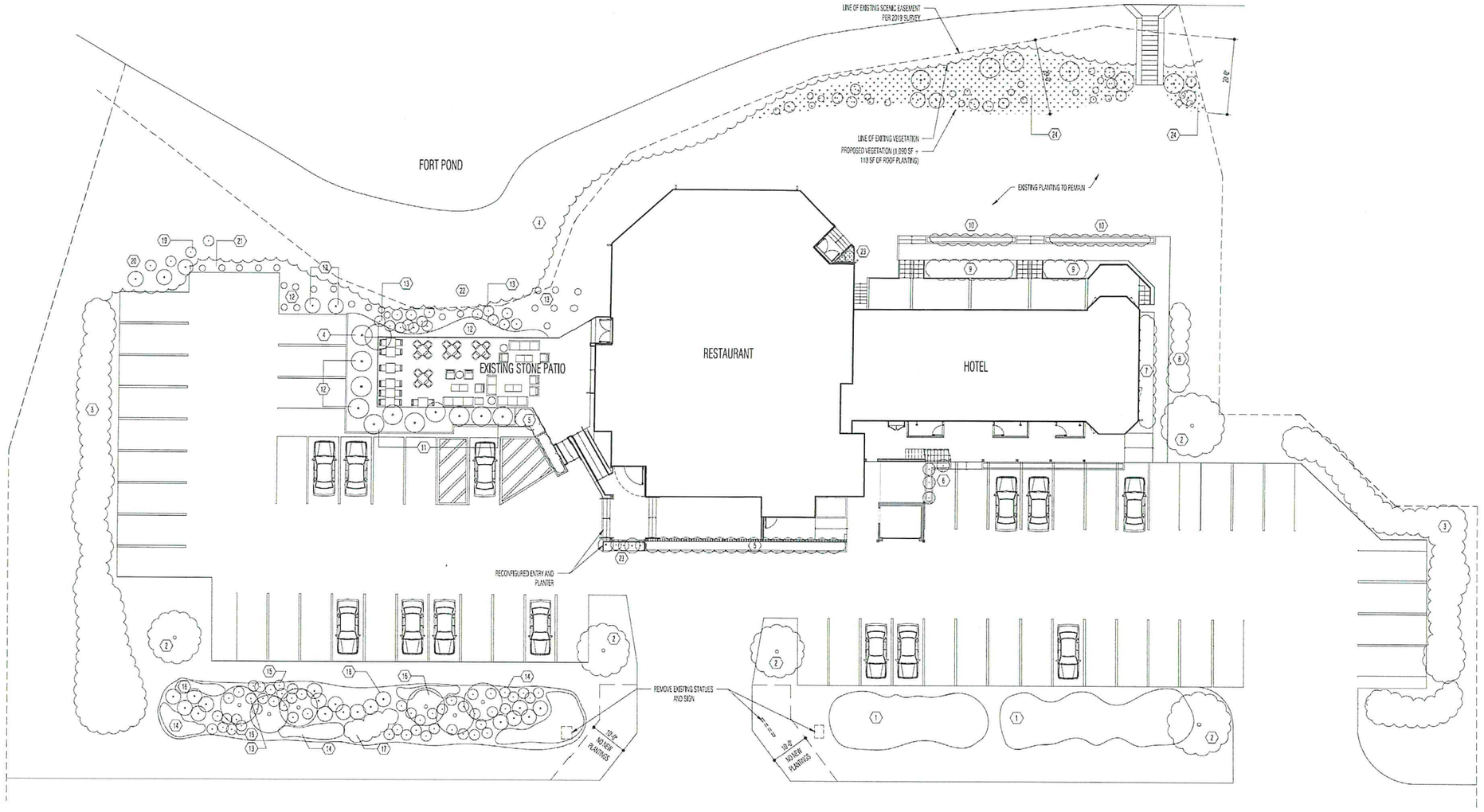
DATE	NO.	DES
05.02.2019		51 ED APPL
11.08.2019		51 ED APPL

PROJECT:
51 SOUTH EDGEMERE
MONTAUK, NY 11954

DRAWING TITLE:

SEAL & SIGNATURE

REGISTERED ARCHITECT
MARTA SANDERS
025358-1
STATE OF NEW YORK



1 LANDSCAPE PLAN
SCALE: 1/32" = 1'-0"

TAG NO.	LOCATION	BOTANICAL NAME	COMMON NAME	USE	NOTES
1	HOTEL FRONT YARD	JUNIPERUS CHINENSIS PFITZERIANA	PFITZER JUNIPER	HEDGES	EXISTING TO REMAIN
2	PARKING ENTRIES	ACER RUBRUM	RED OR SWAMP MAPLE	HEDGES	EXISTING TO REMAIN
3	NORTH AND SOUTH PARKING	LIGUSTRUM	PRIVET	HEDGES	EXISTING TO REMAIN
4	RESTAURANT PATIO SW CORNER	ILEX OPACA	AMERICAN HOLLY	SCREEN	EXISTING TO REMAIN
5	PLANTERS		4DADICY	PLANTER	EXISTING TO REMAIN
		NEPETA CATARIA	CATNIP	PLANTER	EXISTING TO REMAIN
		SALVIA OFFICINALIS	SAGE	PLANTER	EXISTING TO REMAIN
		CALIBRACHOA XHYBRIDA	PETUNIA	PLANTER	EXISTING TO REMAIN
		MISCANTHUS	PERENNIAL GRASS	PLANTER	EXISTING TO REMAIN
6	HOTEL AT STAIR	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	PLANTER	EXISTING TO REMAIN
7	HOTEL NORTH END	VACCINIUM ANGUSTIFOLIUM	LOW BUSH BLUEBERRY	PLANTER BED	EXISTING TO REMAIN
		ASTILBE	MEADOWSWEET	PLANTER BED	EXISTING TO REMAIN
		ROSA RUGOSA	RAMANAS ROSE	PLANTER BED	EXISTING TO REMAIN
8	HOTEL NORTH END	PHALARIS ARUNDINACEA	RIBBON GRASS	PLANTER BED	EXISTING TO REMAIN
		ANDROMEDA	BOG ROSEMARY	PLANTER BED	EXISTING TO REMAIN
		FESTUCA GLAUCA	BLUE FESCUE	PLANTER BED	EXISTING TO REMAIN
9	HOTEL WEST PLANTERS	PRUNUS MARITIMA	BEACH PLUMS	PLANTER	EXISTING TO REMAIN
		VACCINIUM ANGUSTIFOLIUM	LOW BUSH BLUEBERRY	PLANTER	EXISTING TO REMAIN

TAG NO.	LOCATION	BOTANICAL NAME	COMMON NAME	USE	NOTES
10	HOTEL WEST PLANTERS	NEPETA CATARIA	CATNIP	PLANTER	EXISTING TO REMAIN
		FESTUCA GLAUCA	ELIJAH BLUE FESCUE	PLANTER	EXISTING TO REMAIN
11	RESTAURANT PATIO EAST/SOUTH	JUNIPERUS SP.	EASTERN RED CEDAR	SCREEN PARKING	EXISTING TO REMAIN
12	RESTAURANT PATIO WEST	PANICUM VIRGATUM	SWITCHGRASS	PLANTING BED	EXISTING TO REMAIN
13	RESTAURANT PATIO WEST	ILEX GLABRA	INKBERRY	PLANTING BED	EXISTING TO REMAIN
14	RESTAURANT EAST FRONT	BRIGNUM	PANICUM	SCREEN PARKING	EXISTING TO REMAIN
15	RESTAURANT EAST FRONT	SPIRAEA BETULIFOLIA	SPIREA	SCREEN PARKING	EXISTING TO REMAIN
16	RESTAURANT EAST FRONT	CREPE MYRTLE	LAGERSTROEMIA	SCREEN PARKING	EXISTING TO REMAIN
17	RESTAURANT EAST FRONT	HYDRANGEA	MACROTHYLLA	PLANTING BED	EXISTING TO REMAIN
18	RESTAURANT EAST FRONT	MYRICA PENSYLVANICA	BAYBERRY	PLANTING BED	EXISTING TO REMAIN
19	RESTAURANT PARKING WEST	EUPATORIUM PURPUREUM	JOE PYE WEED	PLANTING BED	EXISTING TO REMAIN
20	RESTAURANT PARKING WEST	ILEX VERTICILLATTA	WINTERBERRY	PLANTING BED	EXISTING TO REMAIN
21	RESTAURANT PARKING WEST	HIBISCUS MOSCHEUTOS	MARSH MALLOW	PLANTING BED	EXISTING TO REMAIN
22	RESTAURANT PATIO/BANK WEST	NYSSA SYLVATICA	TUPELO	PLANTING BED	EXISTING TO REMAIN

TAG NO.	LOCATION	BOTANICAL NAME	COMMON NAME	USE	NOTES
23	RESTAURANT ENTRY PLANTERS	NEPETA CATARIA	CATNIP	PLANTER	PROPOSED
		SALVIA OFFICINALIS	SAGE	PLANTER	PROPOSED
		CALIBRACHOA XHYBRIDA	PETUNIA	PLANTER	PROPOSED
		MISCANTHUS	PERENNIAL GRASS	PLANTER	PROPOSED

TAG NO.	LOCATION	BOTANICAL NAME	COMMON NAME	USE	NOTES
24	WEST OF HOTEL LAWN	-	-	PLANTING STRIP FOR SLOWING DOWN DRAINAGE TO FORT POND	PROPOSED REVEGETATION

RECEIVED
PLANNING BOARD

REGISTERED ARCHITECT
MARTA SANDERS
025358-1
STATE OF NEW YORK

T: 917.513.0793

OWNER: 51
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MEP ENGINEER: JM
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CODE & ZONING CONSULTANT: DEB
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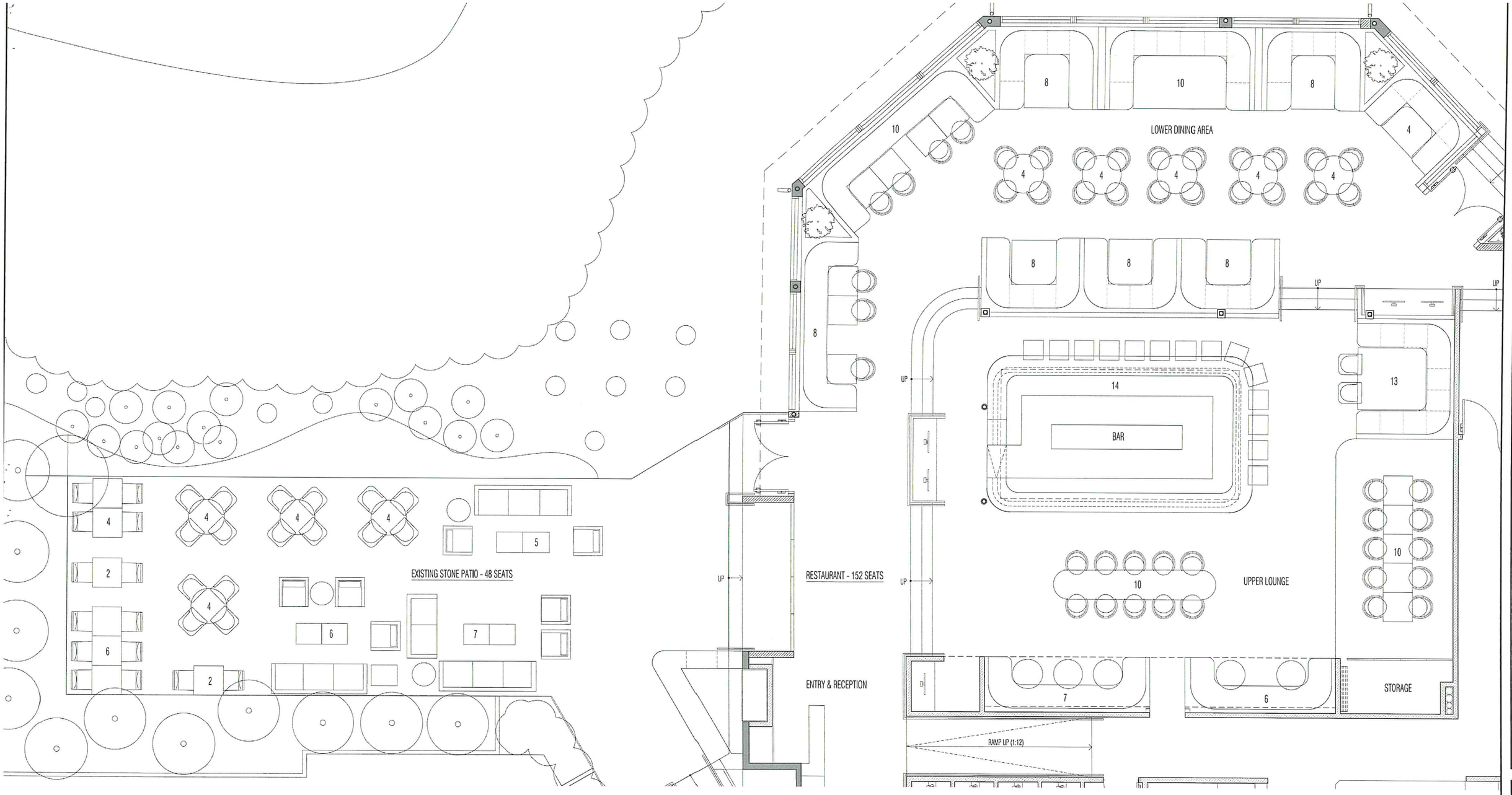
DATE	NO	DESC
05.02.2019		51 EDG APPLI
11.08.2019		51 EDG APPLI

PROJECT:
51 SOUTH EDGEMERE
MONTAUK, NY 11954

DRAWING TITLE:

SEAL & SIGNATURE:



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

N

NOTE:
RESTAURANT HAS A TOTAL OF 200 INDOOR / OUTDOOR APPROVED DINING SEATS PER CERTIFICATE OF OCCUPANCY - 152 INTERIOR DINING SEATS AND ADDITIONAL 48 EXTERIOR DINING SEATS ON EXISTING STONE PATIO, REFER TO A-002.00 FOR EXTERIOR SEATING LAYOUT.

RECEIVED
PLANNING BOARD

REGISTERED ARCHITECT
MARTA SANDERS
025358-1
STATE OF NEW YORK

T: 917.513.0793

OWNER: 51
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MEP ENGINEER: JM
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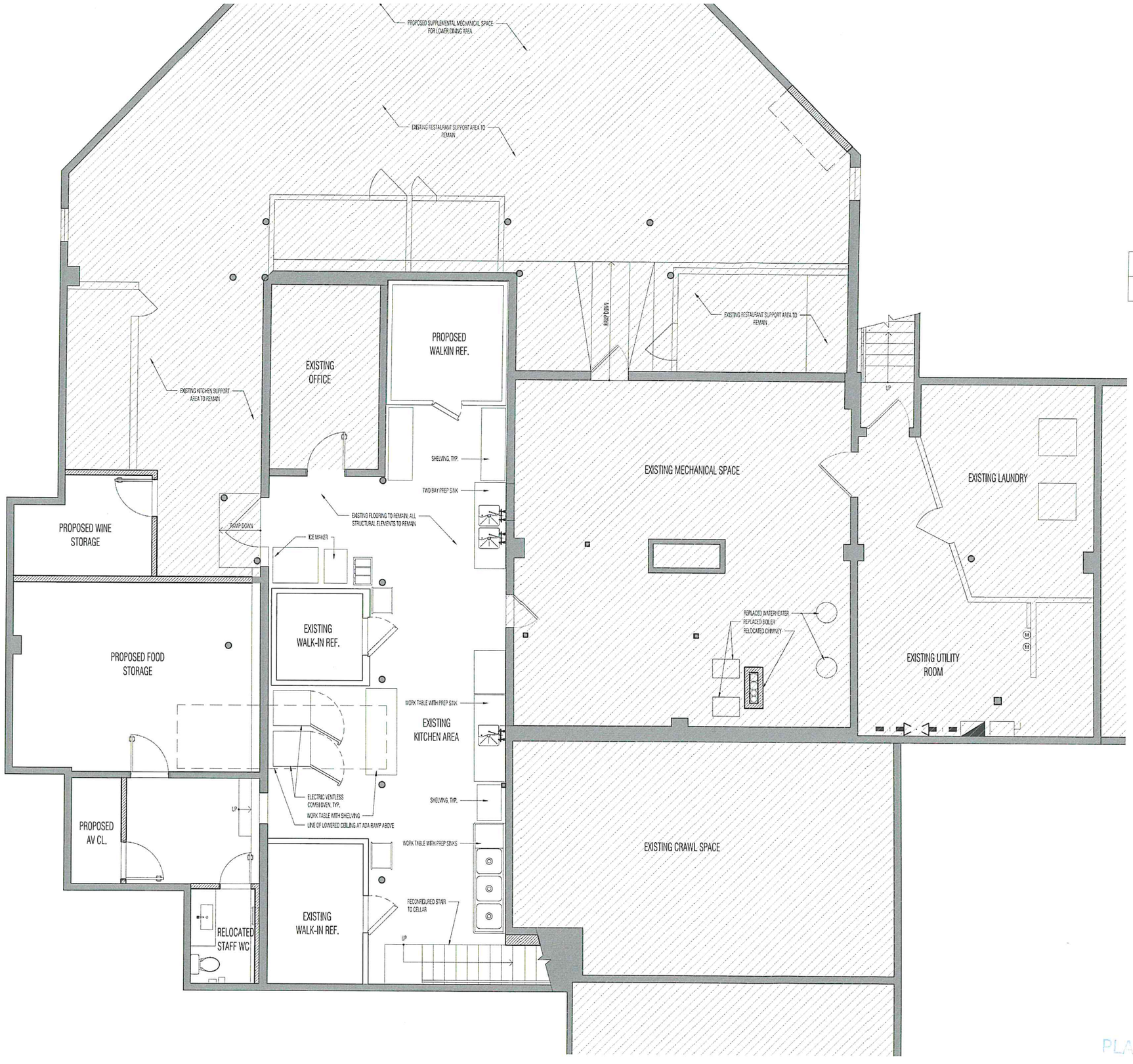
DATE	NO.	DES
05.02.2019		51 ED APPLI
11.08.2019		51 ED APPLI

PROJECT:
51 SOUTH EDGEMERE
AMITYVILLE, NY 11954

DRAWING TITLE:

SEAL & SIGNATURE



NOT IN SCOPE

EXISTING CONSTRUCTION TO REMAIN

PROPOSED CONSTRUCTION

GENERAL CONSTRUCTION NOTES:

--

AREA	EXISTING	PROPOSED ALTERATION
CELLAR	4,863 SF	1,523 SF

T: 917.513.0793

OWNER

MEP ENGINEER

CODE & ZONING CONSULTANT

DATE	NO.	DES
05.02.2019		51 EC APPL
11.08.2019		51 EC APPL

PROJECT:
51 SOUTH EDGEMERE
MONTAUK, NY 11954

DRAWING TITLE:
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SEAL & SIGNATURE:

REGISTERED ARCHITECT
MARTA SANDERS
025358-1
STATE OF NEW YORK

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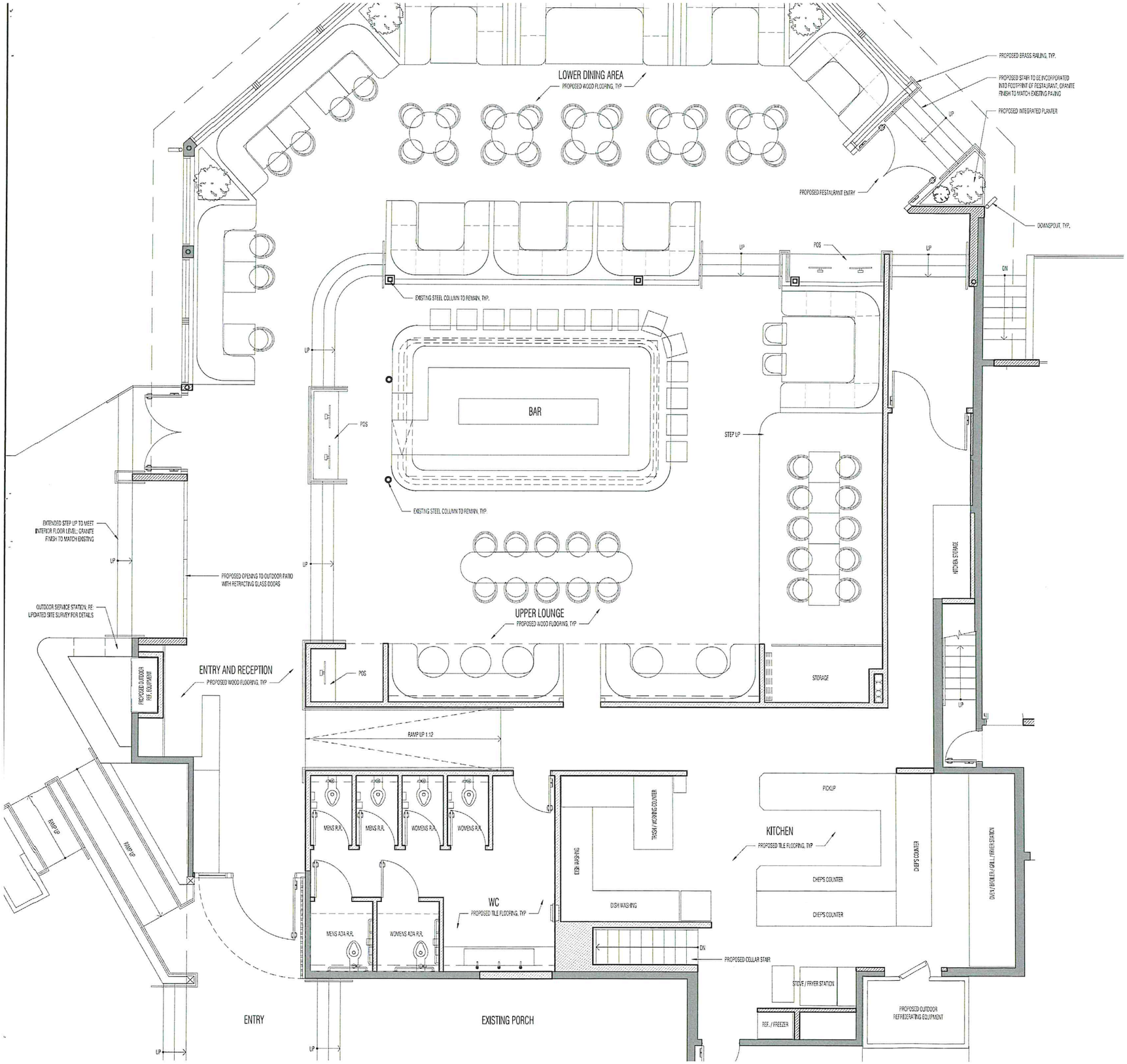

NOT IN SCOPE

EXISTING CONSTRUCTION TO REMAIN

PROPOSED CONSTRUCTION

GENERAL CONSTRUCTION NOTES:

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AREA	EXISTING	PROPOSED ALTERATION
RESTAURANT	4,995 SF	4,995 SF

T: 917.513.0793

OWNER: 51

MEP ENGINEER: JV JO 37 NE T: (

CODE & ZONING CONSULTANT: DE MA 21 EA 63

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DATE	NO.	DES
05.02.2019		51 ED APPL
11.08.2019		51 ED APPL

PROJECT:

51 SOUTH EDGEMERE
MONTAUK, NY 11954

DRAWING TITLE:

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SEAL & SIGNATURE:

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NOT IN SCOPE

EXISTING CONSTRUCTION TO REMAIN

PROPOSED CONSTRUCTION

GENERAL CONSTRUCTION NOTES:

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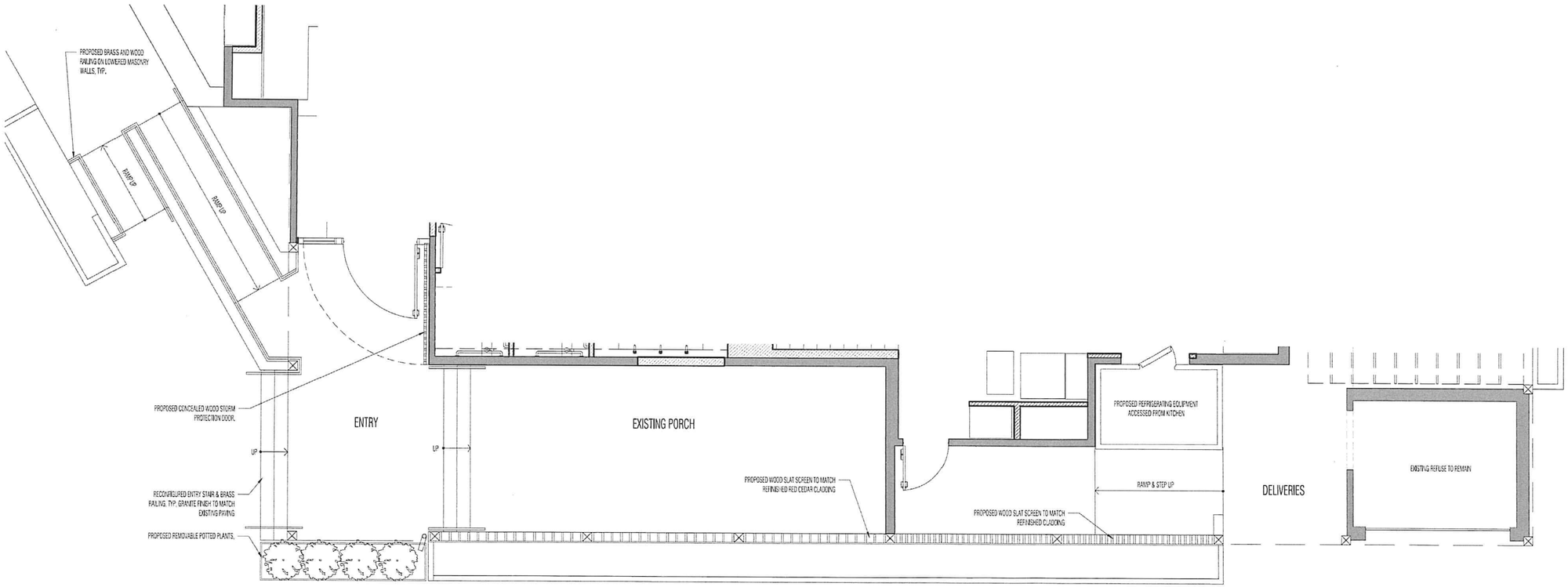

2 CONSTRUCTION FLOOR PLAN - 1ST FLOOR (RESTAURANT ENTRY)
SCALE 1/8" = 1'-0"

T: 917.513.0793

OWNER 51
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MEP ENGINEER JM
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DATE	NO.	DESC
05.02.2019		51 ED APPLI
11.08.2019		51 ED APPLI

PROJECT:
51 SOUTH EDGEMERE
MONTAUK, NY 11954

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REGISTERED ARCHITECT
MARTA SANDERS
025358-1
STATE OF NEW YORK

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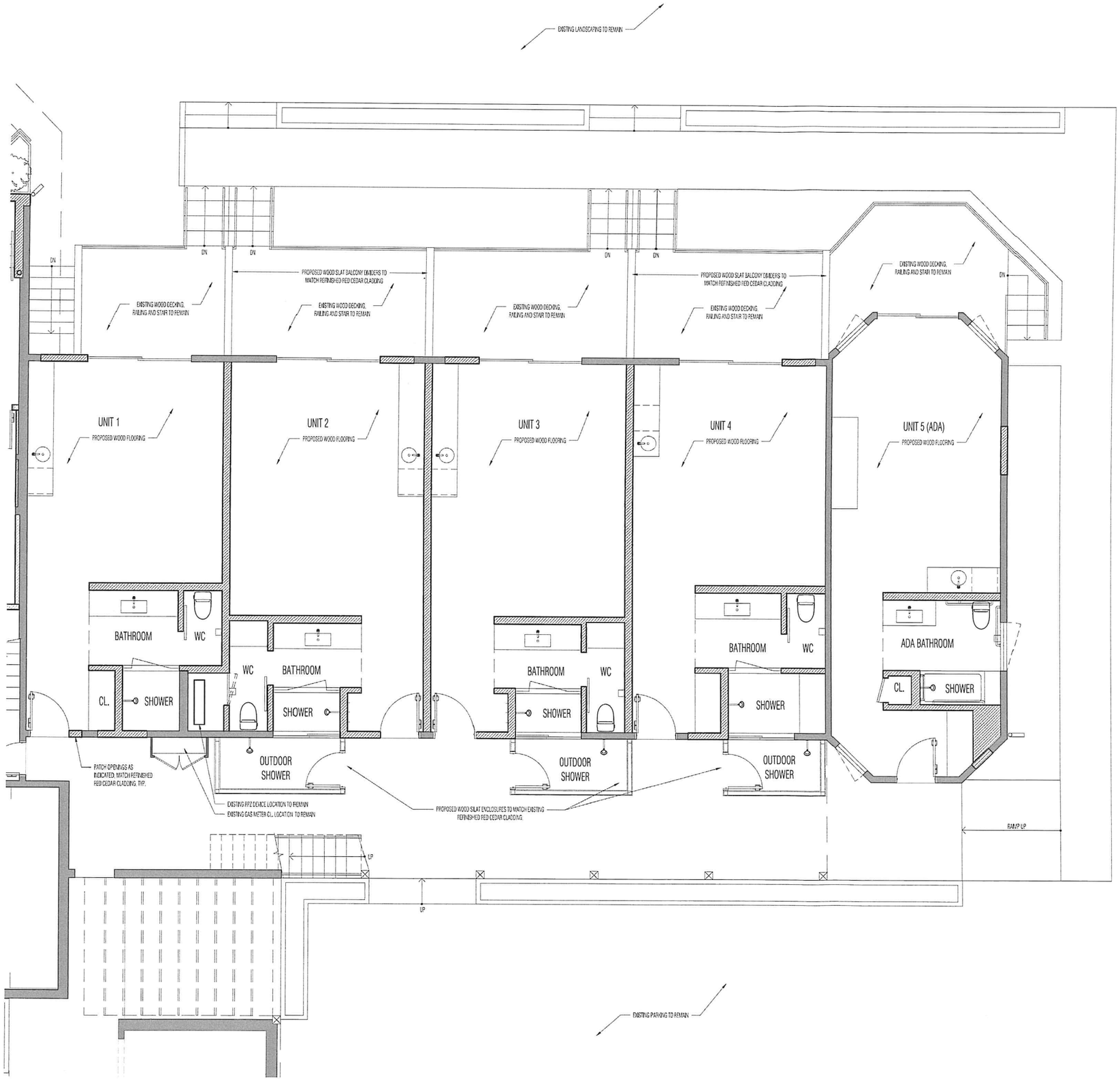

CONSTRUCTION FLOOR PLAN - 1ST FLOOR (HOTEL)

NOT IN SCOPE

EXISTING CONSTRUCTION TO REMAIN

PROPOSED CONSTRUCTION

GENERAL CONSTRUCTION NOTES:

--

AREA	EXISTING	PROPOSED ALTERATION
HOTEL	2,241 SF	2,241 SF
OUTDOOR SHOWERS	-	122 SF

NOTE:

ALL OUTDOOR SHOWERS TO BE TIED INTO CODE COMPLIANT PLUMBING SYSTEM, TYP.

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DATE	NO.	DES
05.02.2019		51 ED APPLI
11.08.2019		51 ED APPLI

PROJECT:

51 SOUTH EDGEMERE
MONTAUK, NY 11954

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REGISTERED ARCHITECT
MARTA SANDERS
025358-1
STATE OF NEW YORK

RECEIVED
PLANNING BOARD

NOT IN SCOPE

EXISTING CONSTRUCTION TO REMAIN

PROPOSED CONSTRUCTION

GENERAL CONSTRUCTION NOTES:

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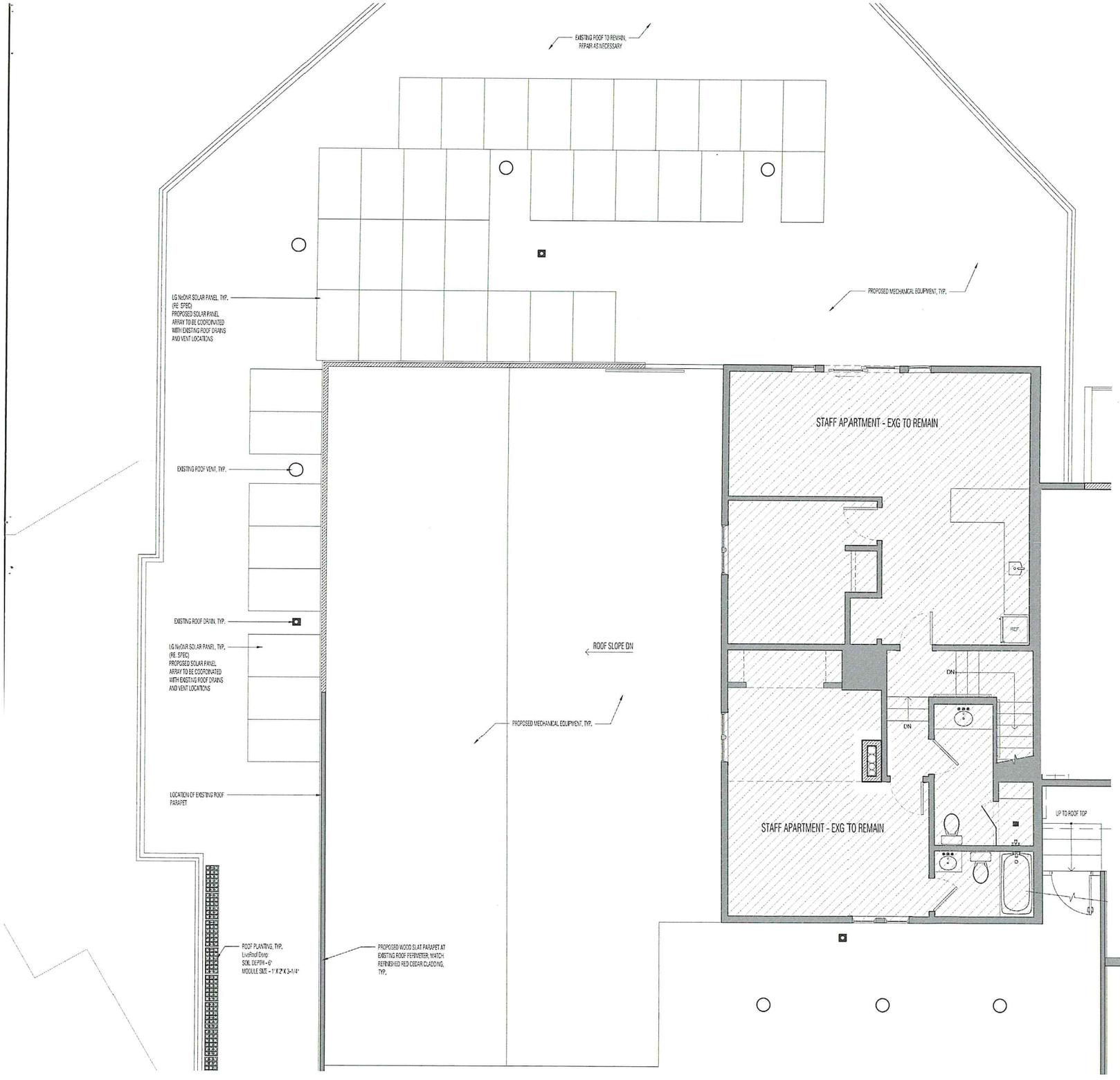
AREA	EXISTING	PROPOSED ALTERATION
STAFF APARTMENT	972 SF	NO ALTERATION



1 CONSTRUCTION FLOOR PLAN - 2ND FLOOR (STAFF HOUSING)

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T: 917.513.0793

OWNER:

MEP ENGINEER:

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DATE	NO.	DES
05.02.2019		51 EL APPL
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PROJECT:

51 SOUTH EDGEMERE
MONTAUK, NY 11954

DRAWING TITLE:

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REGISTERED ARCHITECT
MARTA SANDERS
025358-1
STATE OF NEW YORK

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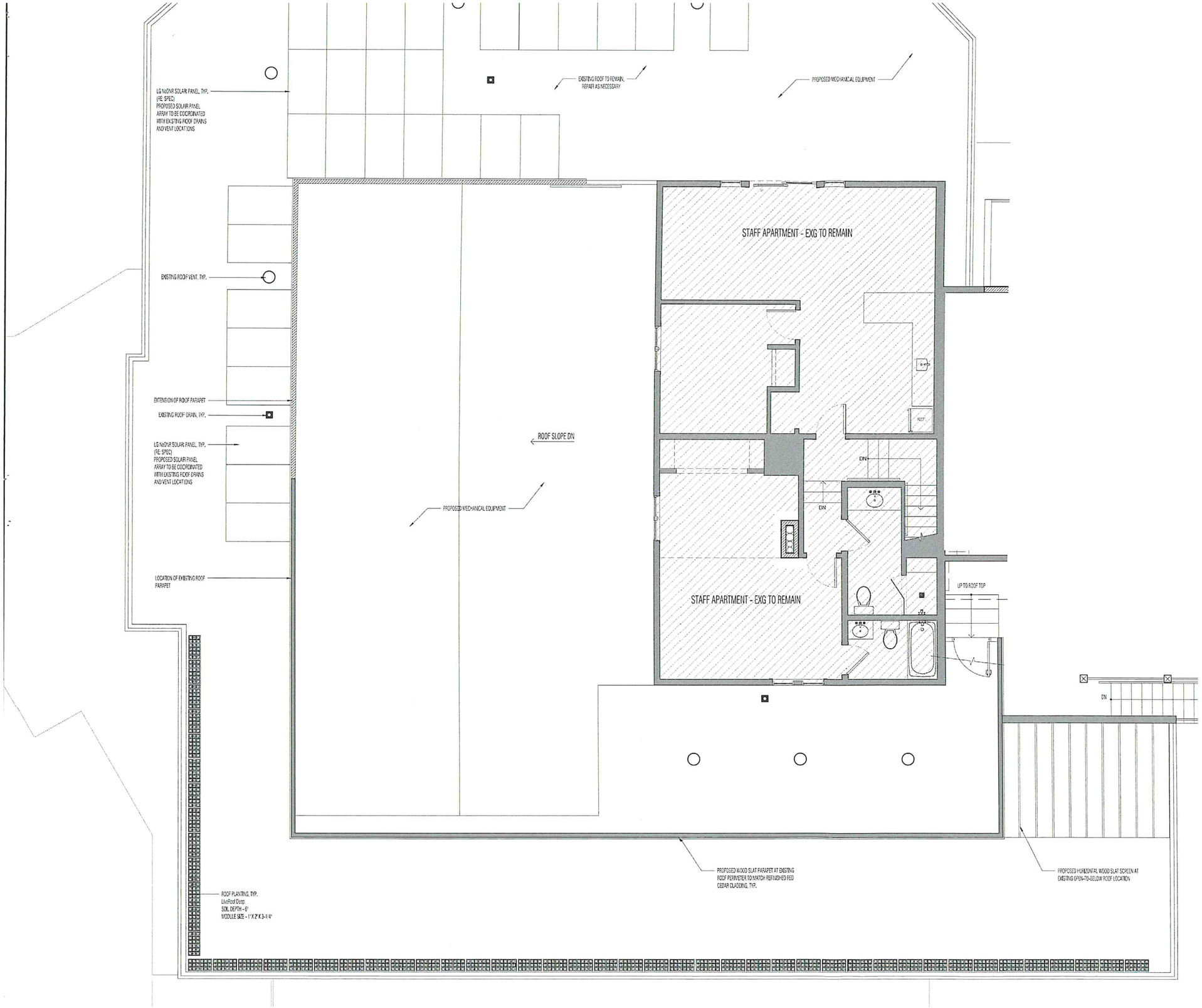
PLANNING BOARD



NOT IN SCOPE

EXISTING CONSTRUCTION TO REMAIN

PROPOSED CONSTRUCTION

GENERAL CONSTRUCTION NOTES:

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DATE	NO.	DES
05.02.2019		51 ED APPL
11.08.2019		51 ED APPL

PROJECT:
51 SOUTH EDGEMERE
MONTAUK, NY 11954

DRAWING TITLE:
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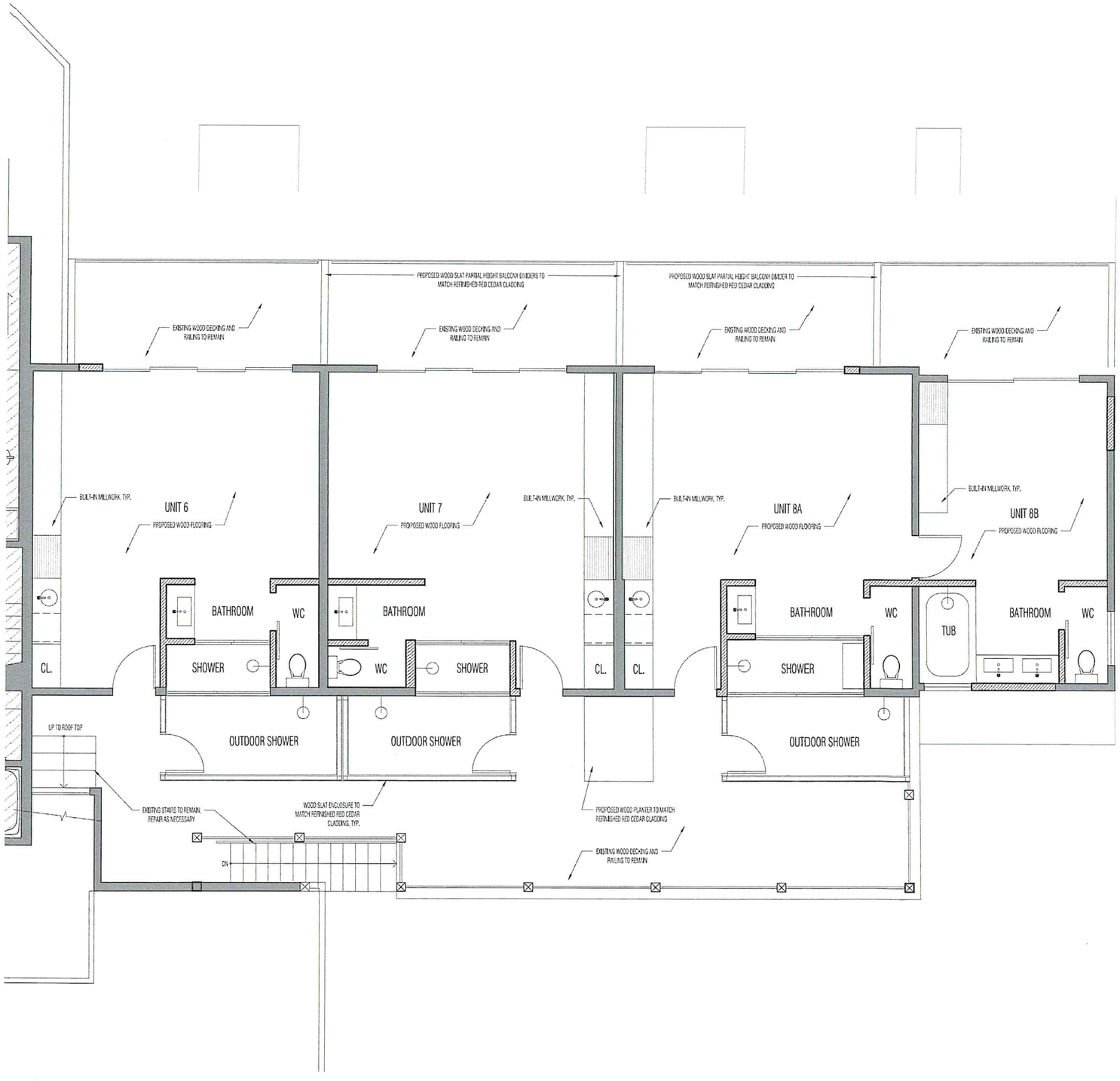
REGISTERED ARCHITECT
MARTA SANDERS
025358-1
STATE OF NEW YORK

RECEIVED

PLANNING BOARD



NOT IN SCOPE

EXISTING CONSTRUCTION TO REMAIN

PROPOSED CONSTRUCTION

GENERAL CONSTRUCTION NOTES:

--

AREA	EXISTING	PROPOSED ALTERATION
HOTEL	1,662 SF	1,662 SF
OUTDOOR SHOWERS	-	227 SF

NOTE:

ALL OUTDOOR SHOWERS TO BE TIED INTO CODE COMPLIANT PLUMBING SYSTEM, TYP.

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DATE	NO.	DES
05.02.2019		51 ED APPLI
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51 SOUTH EDGEMERE
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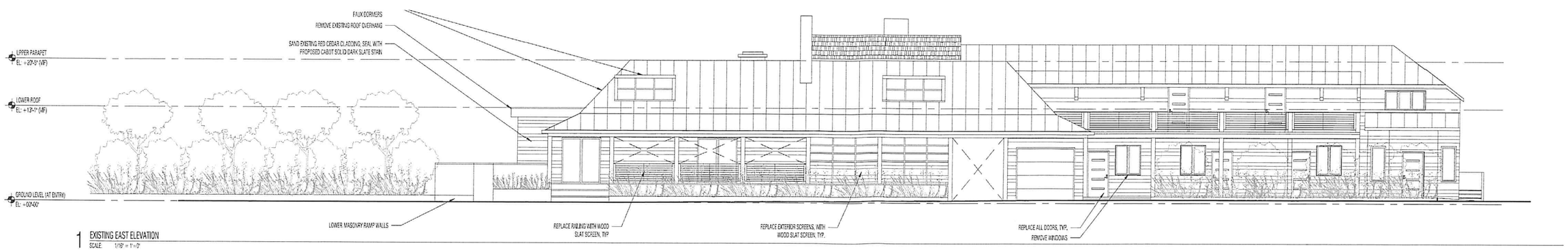
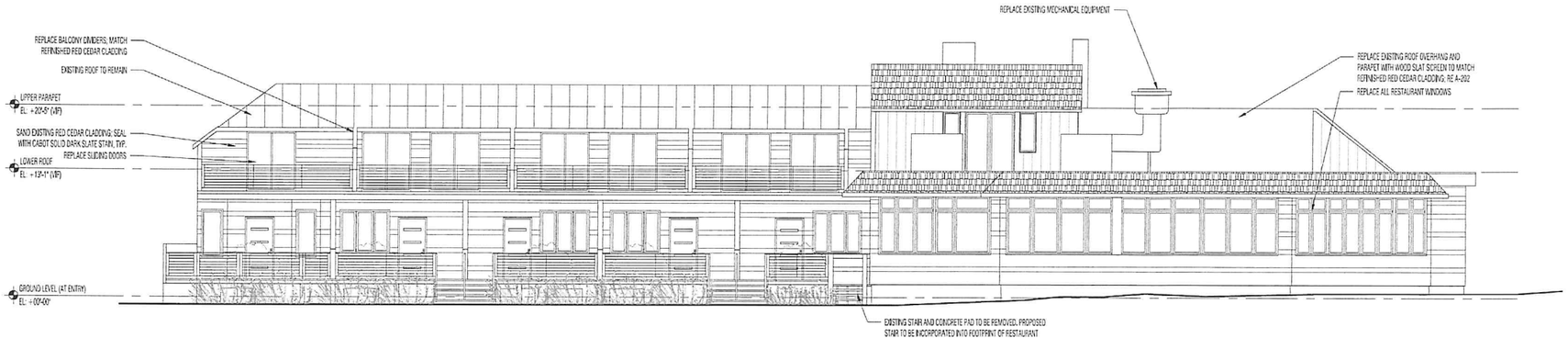
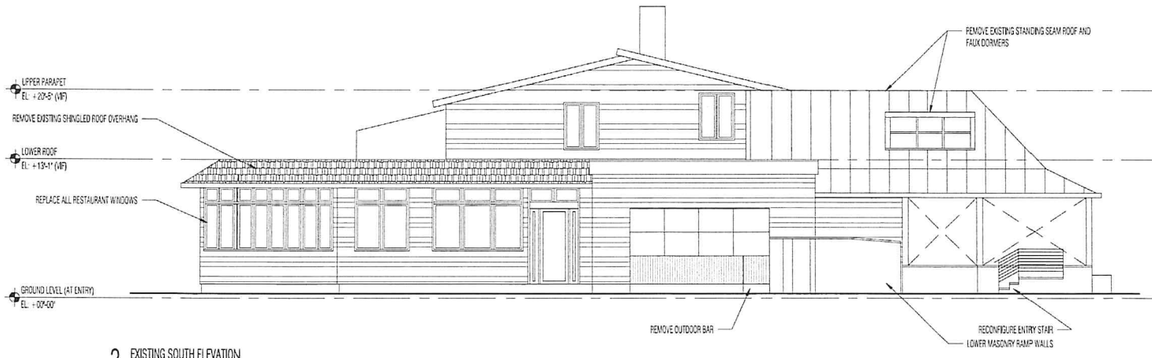


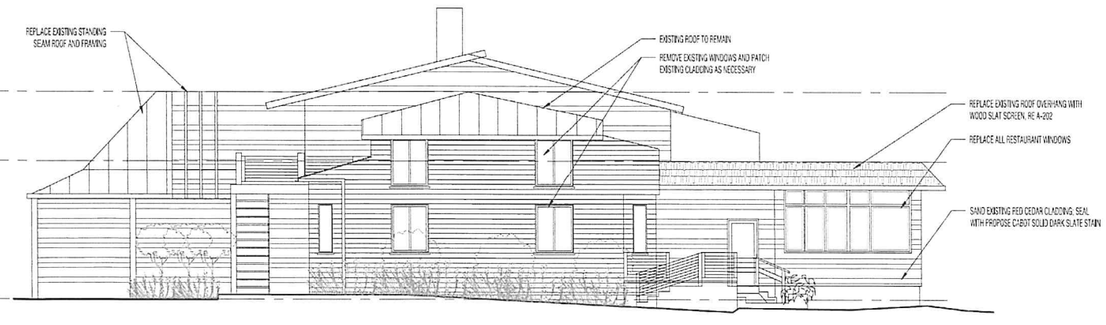
1 EXISTING EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 EXISTING WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 EXISTING SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"

T: 917.513.0793

OWNER:

MEP ENGINEER:

CODE & ZONING CONSULTANT:

DATE	NO	DE
05.02.2019		51 S APP
11.08.2019		51 S APP

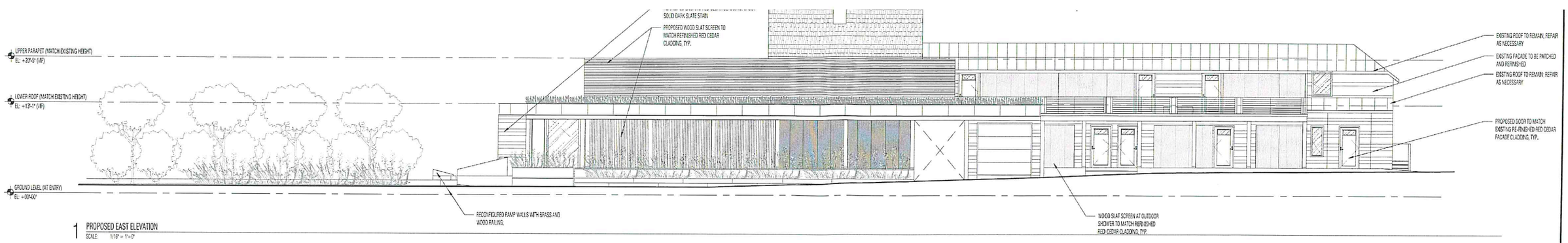
PROJECT:
51 SOUTH EDGEMERE
MONTAUK, NY 11954

DRAWING TITLE:
E

SEAL & SIGNATURE:

REGISTERED ARCHITECT
MARTA SANDERS
025358-1
STATE OF NEW YORK

RECEIVED
PLANNING BOARD



1 PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"

2 PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"

3 PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

4 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"

T: 917.513.0793

OWNER: 51
51
MC

MEP ENGINEER: JM
JOE
37
NE
T: 9

CODE & ZONING CONSULTANT: DEB
MAT
241
EAS
631-

BRT
LAK
PO B
AMA
631-

DATE	NO.	DES
05.02.2019		51 EC APPL
11.08.2019		51 EC APPL

PROJECT:
51 SOUTH EDGEMERE
MONTAUK, NY 11954

DRAWING TITLE:

SEAL & SIGNATURE

REGISTERED ARCHITECT
MARTA SANDERS
025358-1
STATE OF NEW YORK

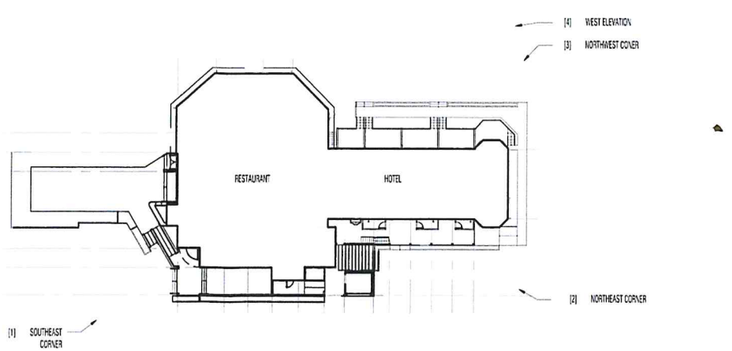
RECEIVED
PLANNING BOARD

1 SOUTHEAST CORNER - VIEW FRONT ENTRY
SCALE: NTS

2 NORTHEAST CORNER - VIEW OF HOTEL
SCALE: NTS

3 NORTHWEST CORNER - VIEW OF HOTEL
SCALE: NTS

4 WEST ELEVATION - VIEW OF HOTEL AND RESTAURANT
SCALE: NTS



T: 917.513.0793

OWNER: 51 SOUTH
51 SOUTH
MONTAUK

MEP ENGINEER: JWV CONS
JOSEPH V
37 WEST
NEW YORK
T: 212-27

CODE & ZONING CONSULTANT: DEBORAH
MATTHEW
241 PANT
EAST HAM
631-324-5

BRITTON F
LAND USE
PO BOX 27
AMAGANS
631-921-2

DATE	NO.	DESCRIPT
05.02.2019		51 EDGEME APPLICATIO
11.08.2019		51 EDGEME APPLICATIO

PROJECT:
51 SOUTH EDGEMERE
MONTAUK, NY 11954

DRAWING TITLE:
PROPOSED E

SEAL & SIGNATURE:

REGISTERED ARCHITECT
MARTA SANDERS
025358-1
STATE OF NEW YORK

RECEIVED
PLANNING BOARD