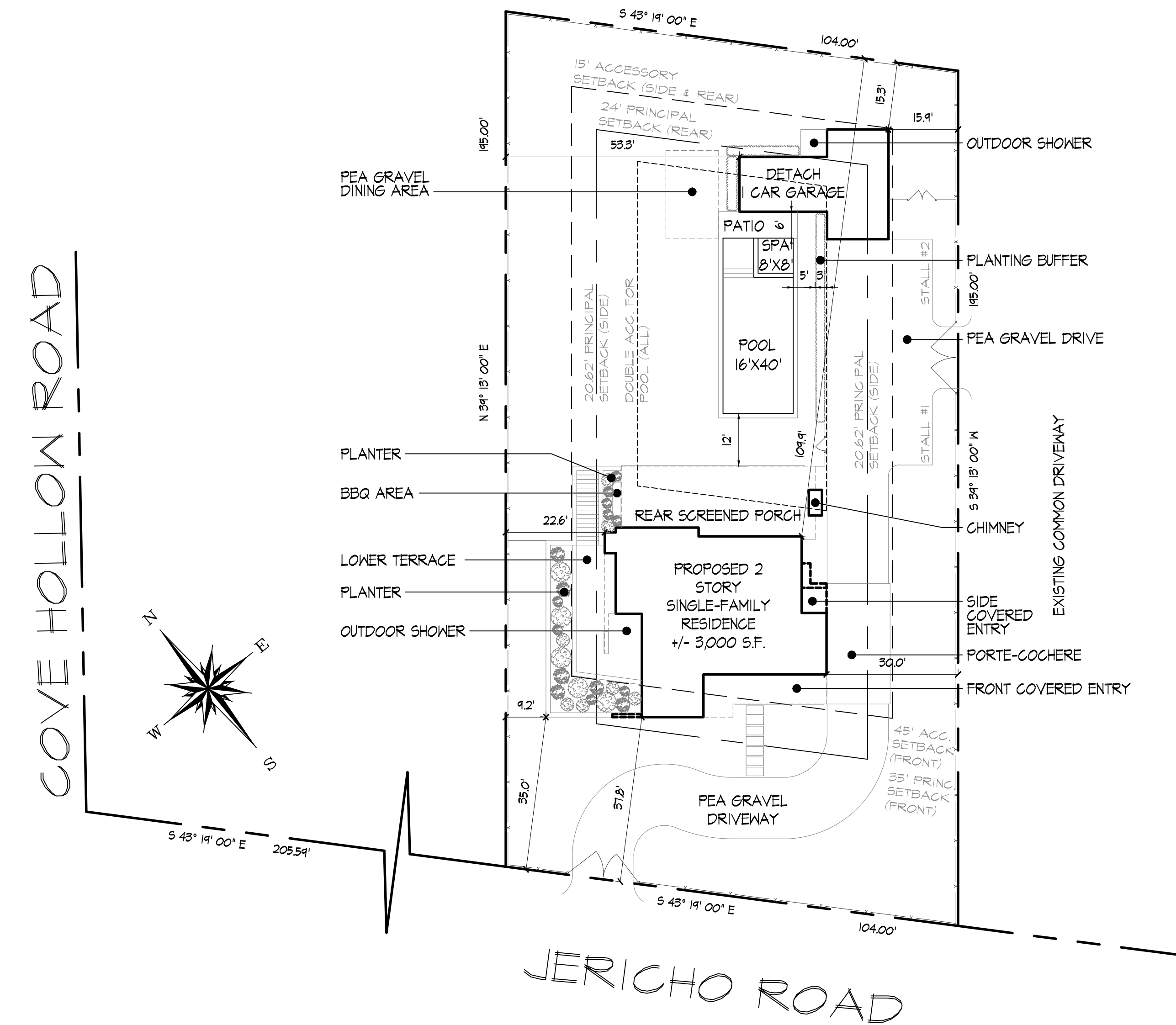


NEW SINGLE FAMILY RESIDENCE

49 JERICHO

49 JERICHO ROAD
EAST HAMPTON NY, 11937



1 SITE PLAN
A-001

SCALE: 1" = 20'-0"

VILLAGE OF EAST HAMPTON		
49 JERICHO ROAD, EAST HAMPTON NY, 11937 S.C.T.M. #: 0301-07-07-9 LOT AREA: 20,108 S.F. / .462 ACRE ZONE: R-20		
BUILDING HEIGHT	32'-0" MAX 23'-0" (9' LESS THAN MAX) LOW PITCH 7:12 15% MAX ALLOWABLE LOW PITCH WITHIN 9' OF MAX BUILDING HEIGHT	31'-6"
ACCESSORY HEIGHT	14'-0" MAX 20'-0" MAX (GARAGE ONLY) FOR LOTS GREATER THAN 20,000 S.F.	14'-0"
GROSS FLOOR AREA	10% + 1,000 S.F. OR 20,000 S.F. (WHICHEVER IS LESS) 20,108 S.F. x 10% + 1,000 S.F. = 3,010 S.F. INCLUDED: LIVABLE AREA, 15' TALL SPACES (COUNTED TWICE) NOT INCLUDED: CELLARS, ATTICS, SPACES W/ LESS THAN 5' HEIGHT MEASURED FROM F.L. TO RUL, UNENCLOSED PORCHES, UNENCLOSED BREEZEWAYS, SCREENED PORCHES.	1ST FLOOR 1519 S.F. 2ND FLOOR 1489 S.F. TOTAL 3,010 S.F. > 3,008 S.F.
ACCESSORY GROSS FLOOR AREA	2% + 200 S.F. 20,108 S.F. x 2% + 200 S.F. = 602 S.F. INCLUDED: ACCESSORY STRUCTURES AND ACCESSORY STRUCTURES CONNECTED BY UNENCLOSED BREEZEWAY, UNENCLOSED OR SCREENED PORCH OR ROOFED TERRACE SHALL BE INCLUDEABLE IN THE G.F.A. OF ACCESSORY BUILDING NOT INCLUDED: UNENCLOSED CONNECTIONS BETWEEN PRINCIPAL/ ACCESSORY STRUCTURES	GARAGE 600 S.F. TOTAL 602 S.F. > 600 S.F.
LOT COVERAGE	20% + 500 S.F. 20,108 S.F. x 20% + 500 S.F. = 4522 S.F. NOT INCLUDED: DRIVEWAYS, WALKWAYS OVER DUES, & POSTMAN'S WALKWAY (48" WIDE OR LESS)	1ST FLOOR 1519 S.F. FRONT COVERED ENTRY 204 S.F. REAR SCREENED PORCH 683 S.F. COVERED AREA(S) 110 S.F. RETAINING WALL(S) 171 S.F. PATIO(S) 108 S.F. GARAGE 600 S.F. PORTE-COCHERE/ SIDE ENTRY 450 S.F. POOL 640 S.F. TOTAL 4522 S.F. > 4,485 S.F.
PARKING	2 PER RESIDENCE MIN.	
PRINCIPAL SETBACK		
FRONT YARD	35'-0"	
REAR YARD	24'-0"	
SIDE YARD MIN.	20.62'-0"	
ACCESSORY SETBACK ²		
FRONT YARD	45'-0"	
REAR YARD	15'-0"	
SIDE YARD MIN.	15'-0"	
REAR YARD COVERAGE	N/A	
LOT CLEARING	N/A	

NOTES:

1. RELIEF PROVISIONS. IN THE CASE OF LOTS WHICH ARE NONCONFORMING TO CURRENT BUILDING LINE WIDTH AS DETERMINED IN §278-3a(2), EACH SIDE YARD SETBACK SHALL BE REDUCED TO 20% OF THE AVERAGE LOT WIDTH. THE CALCULATION SHALL BE THE AVERAGE OF TWO CHORDS MEASURED AT THE REQUIRED FRONT LOT WIDTH AND THE REQUIRED REAR LOT WIDTH.

2. THE ACCESSORY BUILDING AND STRUCTURE SETBACKS REQUIRED IN §278-3a(5)(b) SHALL BE DOUBLED FOR ALL PLAYING COURTS, SWIMMING POOLS, POOL EQUIPMENT AND POOL HOUSES, WHICH ARE NOT ELIGIBLE FOR THE RELIEF PROVIDED IN §278-3a(6).

RETAINING WALLS THAT DO NOT EXCEED FOUR FEET IN HEIGHT AS MEASURED FROM NATURAL GRADE, PEDESTRIAN WALKWAYS AND GARAGE BAYS ARE EXEMPT FROM THE ABOVE-DESCRIBED SETBACKS BUT SHALL BE SET BACK A MINIMUM OF THREE FEET FROM ANY FRONT, SIDE OR REAR PROPERTY LINE. 278-3a(4)

WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION

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DRAWING TITLE:
SITE PLAN & ZONING ANALYSIS

49 JERICHO
49 JERICHO ROAD
EAST HAMPTON NY, 11937

ISSUED:
8.29.2022: ZONING REVIEW
9.8.2022: ISS. FOR B.O.H.D.
9.21.2022: CLIENT REVIEW
10.10.2022: CLIENT REVIEW
10.20.2022: CLIENT REVIEW
11.4.2022: CLIENT REVIEW
11.8.2022: CLIENT REVIEW
11.15.2022: CLIENT REVIEW

DESIGNED BY:
B.C.G.
CHECKED BY:
B.C.G.
DATE:
9.8.2022
PROJECT No:
22033

A-001
OF
XX

NOT FOR CONSTRUCTION