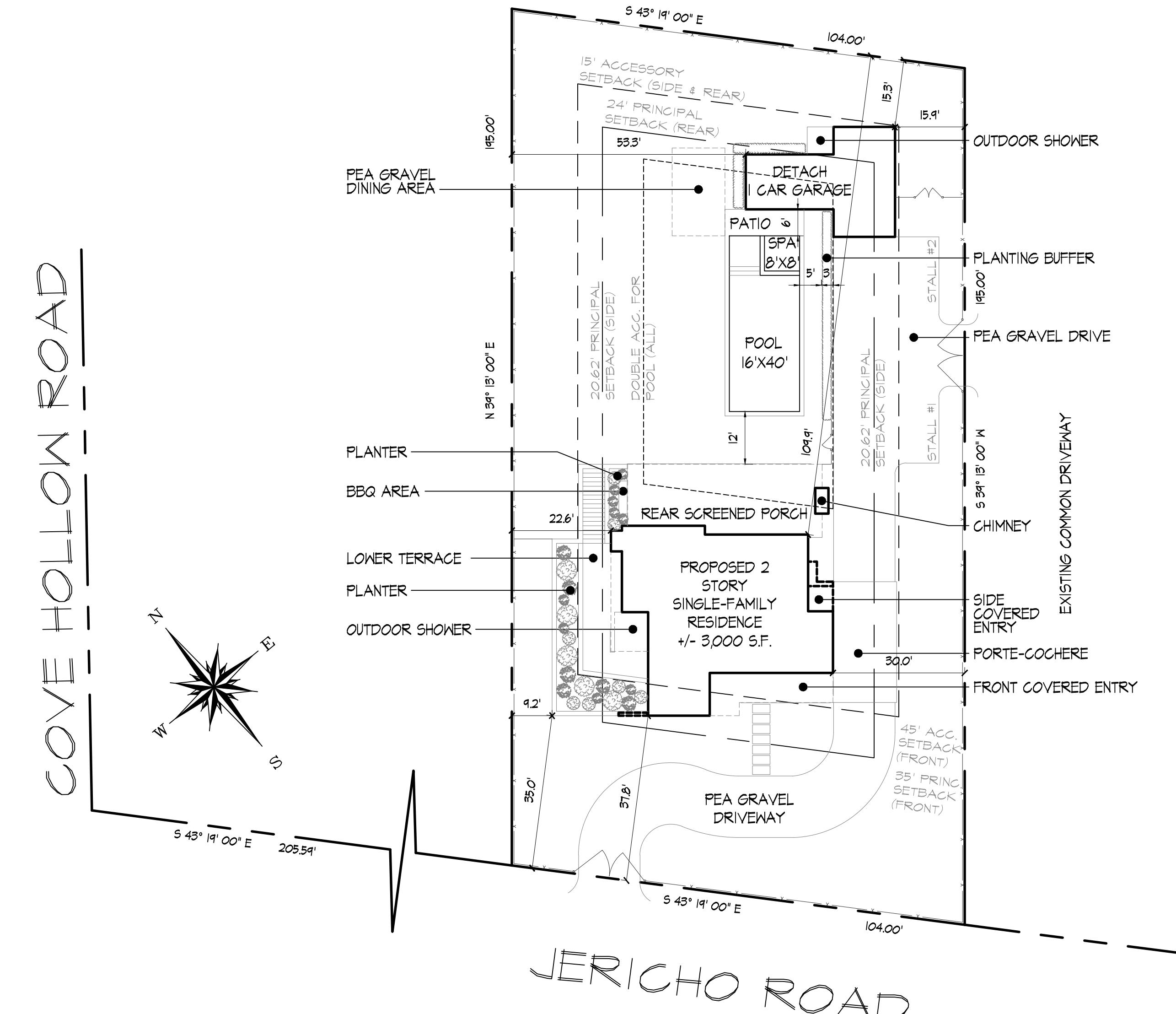


NEW SINGLE FAMILY RESIDENCE
49 JERICHO
 49 JERICHO ROAD
 EAST HAMPTON NY, 11937

WARNING:
 IT IS A VIOLATION OF THE LAW FOR
 ANY PERSON TO LESS ACCORD
 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
 ALTERED 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



SITE PLAN
 A-001

SCALE: 1" = 20'-0"

VILLAGE OF EAST HAMPTON

49 JERICHO ROAD, EAST HAMPTON NY, 11937
 S.C.T.M. #: 0201-07-074
 LOT AREA: 20108 S.F. / .462 ACRE
 ZONE: R-20

	CODE	PROPOSED
BUILDING HEIGHT	32'-0" MAX 23'-0" (4' LESS THAN MAX) LOW PITCH 7:12 15% MAX ALLOWABLE LOW PITCH WITHIN 4' 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	108' + 1000 S.F. OR 20,000 S.F. (WHICHEVER IS LESS) 20,08 S.F. x 10% + 1000 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 R.R., UNENCLOSED BREEZWAYS, SCREENED PORCHES, UNENCLOSED BREEZWAYS, SCREENED PORCHES.	1ST FLOOR 1519 S.F. 2ND FLOOR 1493 S.F. TOTAL 3,010 S.F. > 3,008 S.F.
ACCESSORY GROSS FLOOR AREA	2% + 200 S.F. 20,08 S.F. x 2% + 200 S.F. = 602 S.F. INCLUDED: ACCESSORY STRUCTURES AND ACCESSORY STRUCTURES CONNECTED BY UNENCLOSED BREEZWAY, UNENCLOSED OR SCREENED PORCH OR ROOFED TERRACE SHALL BE INCLUDABLE 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. 20,08 S.F. x 20% + 500 S.F. = 4,522 S.F. NOT INCLUDED: DRIVEWAYS, WALKWAYS OVER DUNES, & 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 4,522 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 §218-3(a)(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 §218-3(a)(6) SHALL BE DOUBLED FOR ALL PLAYING COURTS, SWIMMING POOLS, POOL EQUIPMENT AND POOL HOUSES, WHICH ARE NOT ELIGIBLE FOR THE RELIEF PROVIDED IN §218-3(a)(6).

RETAINING WALLS THAT DO NOT EXCEED FOUR FEET IN HEIGHT AS MEASURED FROM NATURAL GRADE, PEDESTRIAN WALKWAYS AND GARBAGE BINS 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. 218-3(b)(2).

BRIAN C. GLASSER
 ARCHITECT P.C.
 801 MOTOR PARKWAY, SUITE 105
 HAUPPAUGE, NEW YORK 11788
 BUSINESS: 631.239.2525

DRAWING TITLE:
 SITE PLAN & ZONING ANALYSIS

49 JERICHO
 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