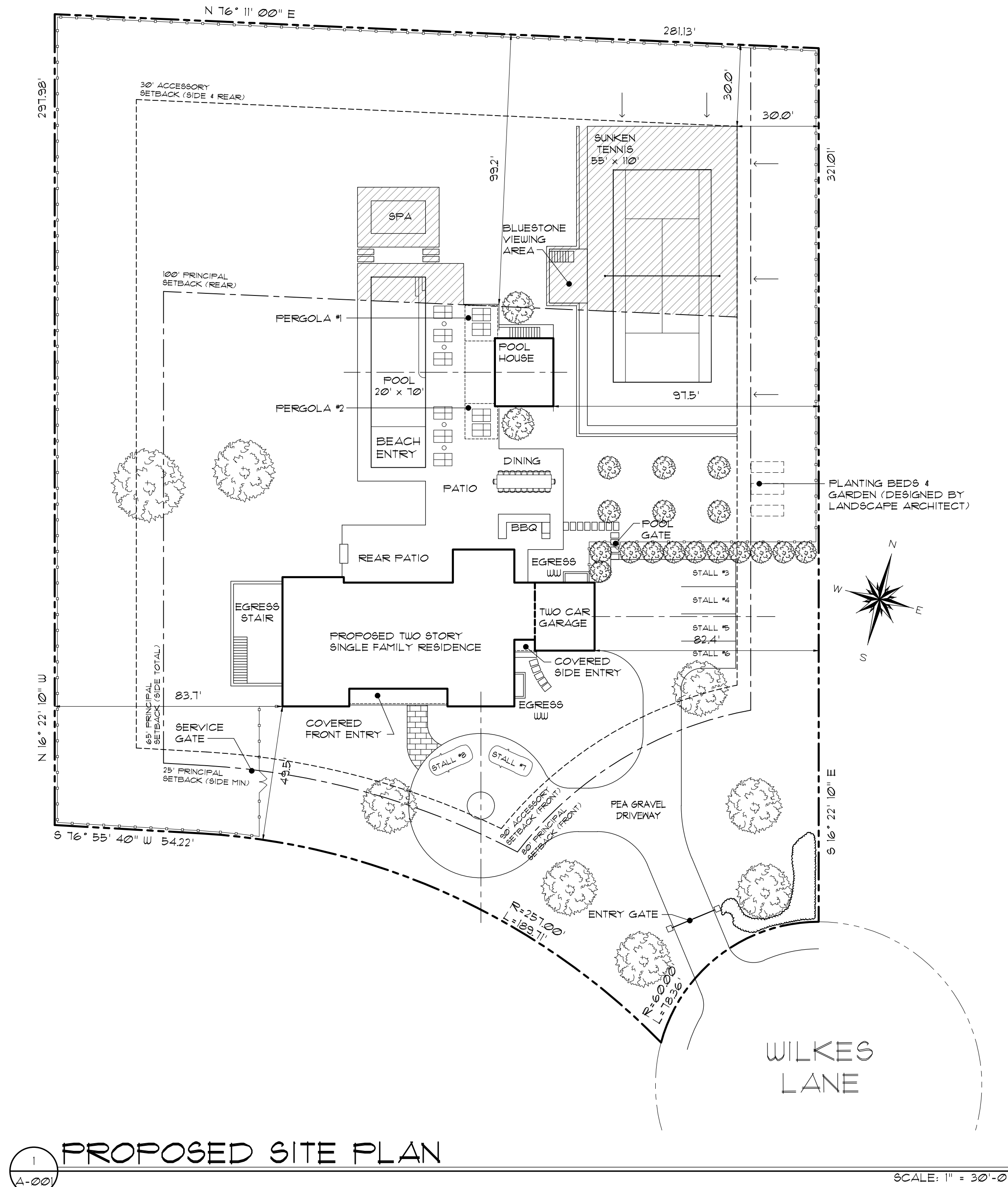


PROPOSED SINGLE FAMILY RESIDENCE &
ACCESSORY STRUCTURES

SAGAPONACK, NY
11962



VILLAGE OF SAGAPONACK		
R-120 (AGRICULTURAL OVERLAY DISTRICT)		
	REQUIRED	PROPOSED
PRINCIPAL BUILDING HEIGHT	32'-0" MAX (GABLED ROOF) 25'-0" MAX (FLAT ROOF 4:12 OR LESS) 2 STORIES PYRAMID LAW 45° (NATURAL GRADE)	30'-11"
ACCESSORY BUILDING HEIGHT	20'-0" MAX 10'-0" MAX (TRELLIS)	14'-0" 10'-0" (TRELLIS)
LOT COVERAGE	35% OR 37,499 SF (WHICHEVER IS LESS) 69,598 SF x 35% = 31,359 SF INCLUDED: GROUND FLOOR AREA(S) ALL STRUCTURES, PARKING AREA(S), DRIVEWAYS (EXCEPT THE FLAGPOLE PORTION OF A FLAG LOT), & ALL IMPERMEABLE SURFACES NOT INCLUDED: FENCES & WALLS	FIRST FLOOR 4,110 SF GARAGE 561 SF COVERED FRONT ENTRY 198 SF COVERED SIDE PATIO 30 SF REAR PATIO/ BBQ AREA 1,293 SF TENNIS COURT 6,050 SF VIEWING DECK/ RETAINING WALL 472 SF WALKWAY(S) 400 SF DRIVEWAY 6,554 SF WINDOW WELL(S) 908 SF POOL 1,400 SF SPA 660 SF POOL PATIO 3,455 SF PERGOLA #1 150 SF PERGOLA #2 150 SF POOL HOUSE 538 SF TOTAL: 31,359 SF > 26,929 SF
GROSS FLOOR AREA	1,000 SF + ((69,598 SF - 80,000 SF) x 0.325) 1,000 SF + (9,598 x 0.325) 1,000 SF + 312 SF = 1,312 SF INCLUDED: INTERIOR SPACES W/ CEILING HEIGHTS OF 15' OR MORE COUNT TWICE, ATTIC SPACE W/ A CEILING HEIGHT OF 7' OR MORE, PERGOLAS IN EXCESS OF 300 SF & ANY PORTION OF A PERGOLA IN EXCESS OF 10' TALL NOT INCLUDED: UNROOFED DECKS, UNROOFED PATIOS, OPEN TERRACES, TENNIS COURTS, UNROOFED & UNENCLOSED SWIMMING POOLS & PORCHES, BASEMENTS, CELLARS, & ATTICS	FIRST FLOOR 4,110 SF SECOND FLOOR 2,989 SF TOTAL: 7,122 SF > 7,095 SF FINISHED BASEMENT 4,288 SF
ACCESSORY GROSS FLOOR AREA	15% MAX OF GROSS FLOOR AREA 1,312 SF x 15% = 1,968 SF ADDITIONAL GFA = 246 SF TOTAL = 1,343 SF	GARAGE 561 SF COVERED FRONT ENTRY 198 SF COVERED SIDE PATIO 30 SF POOL HOUSE 538 SF TOTAL: 1,343 SF > 1,327 SF
PERGOLA AREA	300 SF MAX 10'-0" MAX HEIGHT	PERGOLA #1 150 SF PERGOLA #2 150 SF TOTAL: 300 SF > 300 SF
PARKING	2 PER DWELLING + 1 FOR EACH BEDROOM IN EXCESS OF 3 (1 LESS BEDROOM COUNT)	9 BEDS - (8 STALLS PROVIDED)
PRINCIPAL SETBACK		
FRONT YARD	80'-0"	REFER TO SURVEY FOR ALL SETBACKS
REAR YARD	100'-0"	
SIDE YARD (MIN)	25'-0"	
SIDE YARD (TOT)	65'-0"	
ACCESSORY SETBACK		
FRONT YARD	30'-0"	REFER TO SURVEY FOR ALL SETBACKS
REAR YARD	30'-0"	
SIDE YARD	30'-0"	
REAR YARD COVERAGE		
	20% MAX 28,113 SF x 20% = 5,623 SF	5,623 SF > 5,595 SF

NOTES:
1. ALL SETBACKS, COVERAGE CALCULATIONS, & LOCAL ZONING REGULATIONS TO BE VERIFIED WITH THE TOWN OF EAST HAMPTON PRIOR TO PURCHASE