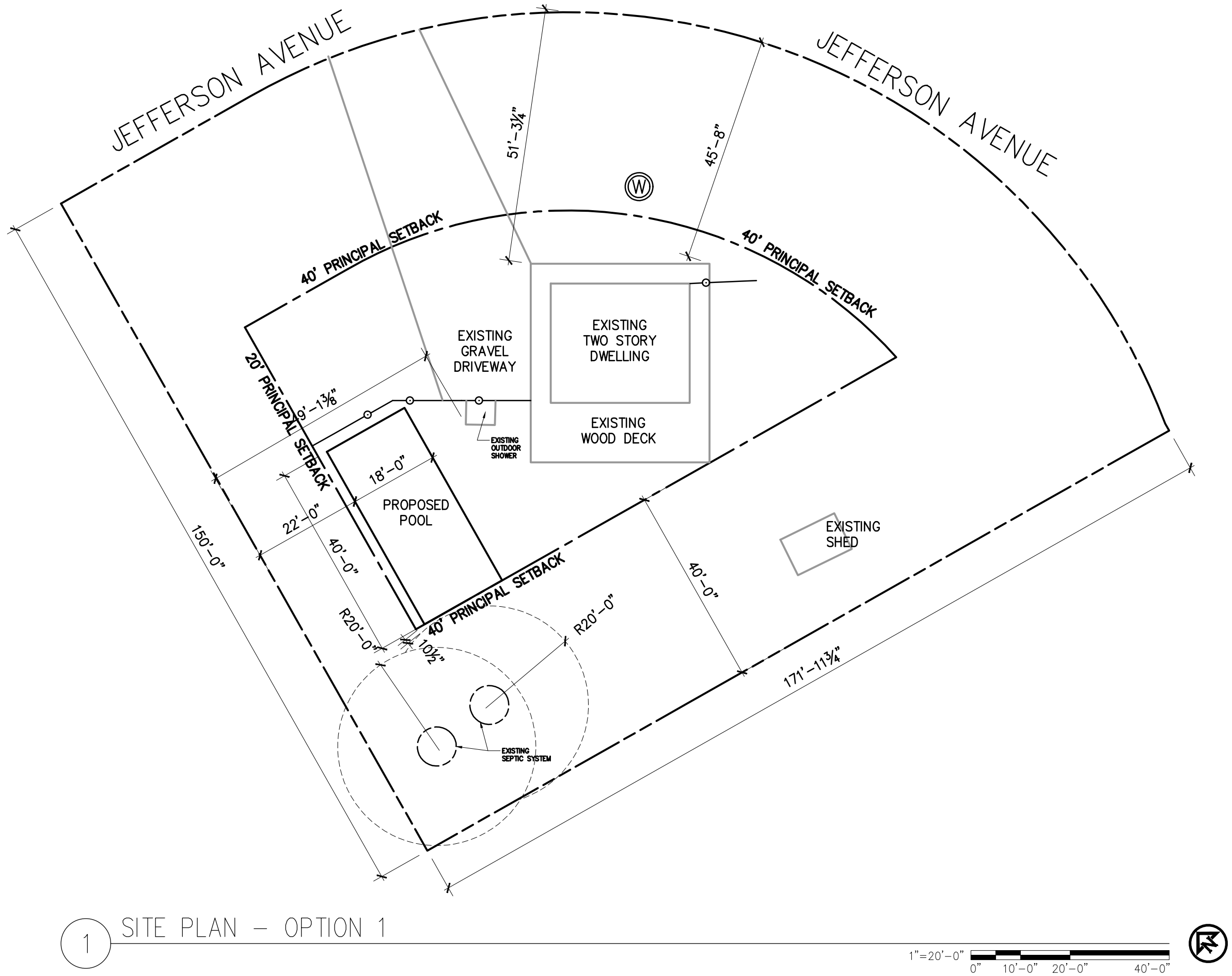


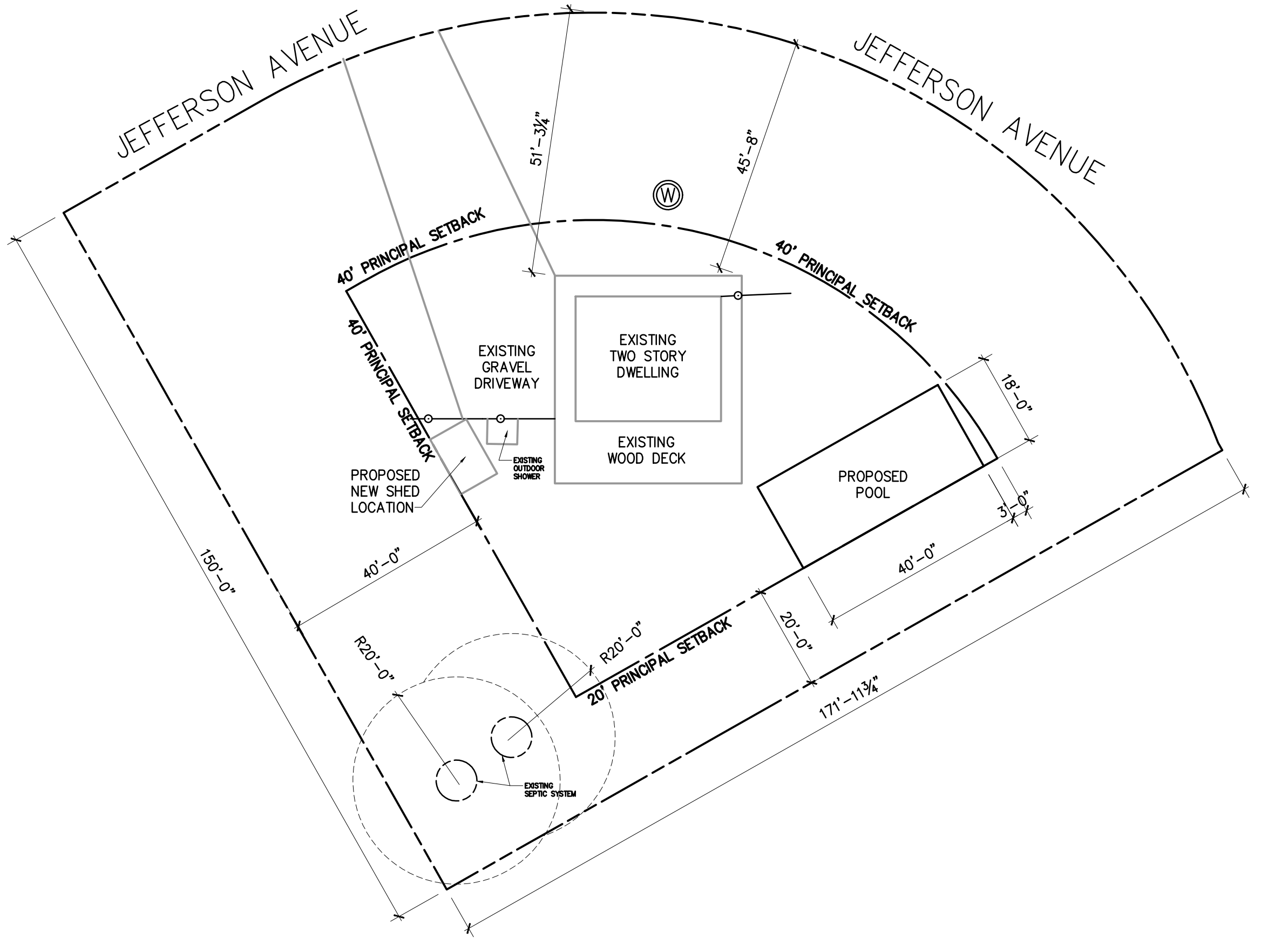


PROPOSED ZONING SUMMARY

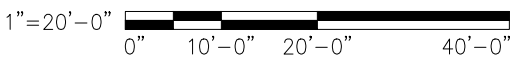
PROPOSED SITE & USE SUMMARY					
SINGLE FAMILY DWELLING IN R-40 DISTRICT					
BULK REQUIREMENTS					
LOT AREA & COVERAGE	REQUIRED	EXISTING	PROPOSED		
MINIMUM LOT AREA	40,000 SF	22,428 SF	22,428 SF		
MINIMUM LOT WIDTH	150 LF	150'/171'-11"	150'/171'-11"		
MAXIMUM BUILDING AREA LOT COVERAGE	20%	6.7%	1,445.5 SF	9.78%	1,445.5 SF
		EXISTING BUILDING	28.3 SF	EXTG BLDG. TO REMAIN	28.3 SF
		EXTG OUTDOOR SHOWER		EXTG OUTDOOR SHOWER	720 SF
		TOTAL: 1,502.1 SF		TOTAL: 2,193.8 SF	
MAXIMUM BUILDING HEIGHT	32'	25'-6" (EST FROM PDFS)	25'-6" (EST FROM PDFS)		
PRIMARY BUILDING SETBACKS					
FRONT YARD	40'	45'-8"	45'-8"		
SIDE YARDS (MIN/TOTAL)	20'/60'	40'/89'-1 3/8"	22'/62'		

SYMBOLS LEGEND	
	BOUNDARY LINE
	SETBACK LINE
	FENCE
	AREA BUILDING TO BE REMOVED
	EXISTING BUILDING
	PROPOSED ADDITION
	WELL

REV.	DATE	REVISIONS	
1	XX JAN 24	CUSTOMER SD REVIEW	
PERMIT DRAWINGS OF			
PROJECT NAME OF CUSTOMER RESIDENCE			
3 JEFFERSON AVENUE HAMPTON BAYS, NY 11946			
Zachary T. Clanahan Architect PO BOX 1253 SOUTHAMPTON, NY 11969 (609) 379-8455 ZACH@ZTCARCHITECTURE.COM		SITE PLAN - OPTION 1	
		DRAWN BY: LEW	SHEET NO.: C-101
		CHECKED BY: JMM, ZTC	
		SCALE: AS NOTED	
		ISSUED DATE: 11.21.25	



1 SITE PLAN – OPTION 2



PROPOSED ZONING SUMMARY

PROPOSED SITE & USE SUMMARY					
SINGLE FAMILY DWELLING IN R-40 DISTRICT					
BULK REQUIREMENTS					
LOT AREA & COVERAGE	REQUIRED	EXISTING		PROPOSED	
MINIMUM LOT AREA	40,000 SF	22,428 SF		22,428 SF	
MINIMUM LOT WIDTH	150 LF	150' / 171'-11"		150' / 171'-11"	
MAXIMUM BUILDING AREA LOT COVERAGE	20%	6.7%		9.78%	
		EXISTING BUILDING 1,445.5 SF		EXTG BLDG. TO REMAIN 1,445.5 SF	
		EXTG OUTDOOR SHOWER 28.3 SF		EXTG OUTDOOR SHOWER 28.3 SF	
		TOTAL: 1,502.1 SF		TOTAL: 2,193.8 SF	
MAXIMUM BUILDING HEIGHT	32'	25'-6" (EST FROM PDFS)		25'-6" (EST FROM PDFS)	
PRIMARY BUILDING SETBACKS					
FRONT YARD	40'	45'-8"		45'-8"	
SIDE YARDS (MIN/TOTAL)	20' / 60'	40' / 89'-1 3/8"		22' / 62'	

SYMBOLS LEGEND

- BOUNDARY LINE
- - - SETBACK LINE
- ○ FENCE
- - - - - AREA BUILDING TO BE REMOVED
- _____ EXISTING BUILDING
- _____ PROPOSED ADDITION
- Ⓢ WELL

REV.	DATE	REVISIONS
1	XX JAN 24	CUSTOMER SD REVIEW
PERMIT DRAWINGS OF PROJECT NAME OF CUSTOMER RESIDENCE 3 JEFFERSON AVENUE HAMPTON BAYS, NY 11946		
Zachary T. Clanahan Architect PO BOX 1253 SOUTHAMPTON, NY 11969 (609) 379-8455 ZACH@ZTCARCHITECTURE.COM		SITE PLAN - OPTION 2
DRAWN BY: LEW	CHECKED BY: JMM, ZTC	SHEET NO.: C-102
SCALE: AS NOTED	ISSUED DATE: 11.21.25	