

OWNER / APPLICANT

JOB NUMBER JOB NAME

MANISH PATEL
284 SPRIG TREE PATH
SAG HARBOR, NY 11963

ZONING DATA

LEGAL DESCRIPTION

ADDRESS: 284 SPRIG TREE PATH
SAG HARBOR, NY 11963

SUFFOLK COUNTY, NEW YORK

LOT: - BLOCK: -

ZONE: CR120

CONSTRUCTION CLASS: 5B

CONSTRUCTION CODE: NJ-IRC - LATEST U.G.C. ADOPTED EDITION

USE GROUP: R-5 (RESIDENTIAL)

TABLE OF AREA, YARD AND BUILDING REQUIREMENTS

SEE ENGINEERED SITE PLAN BY OTHERS

	REQUIRED	EXISTING *	PROPOSED *	VARIANCE
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MINIMUM LOT REQUIREMENTS

LOT AREA	120,000 SQ FT MIN.	± 205,744 SQ FT	NO CHANGE	-
LOT DEPTH	-	± 276'	NO CHANGE	-
LOT WIDTH	200' MIN.	± TT2'	NO CHANGE	-

SETBACK REQUIREMENTS

FRONT YARD	80'	± 80'	NO CHANGE	-
ONE SIDE YARD	30'	± 30'	NO CHANGE	-
BOTH SIDE YDS.	75' TOTAL	75' TOTAL	NO CHANGE	-
REAR YARD	100'	± 100'	NO CHANGE	-
ACCESSORY STRUCTURES SETBACKS				
PTYSB	80'			
RYSB ± SYSB	30'			-

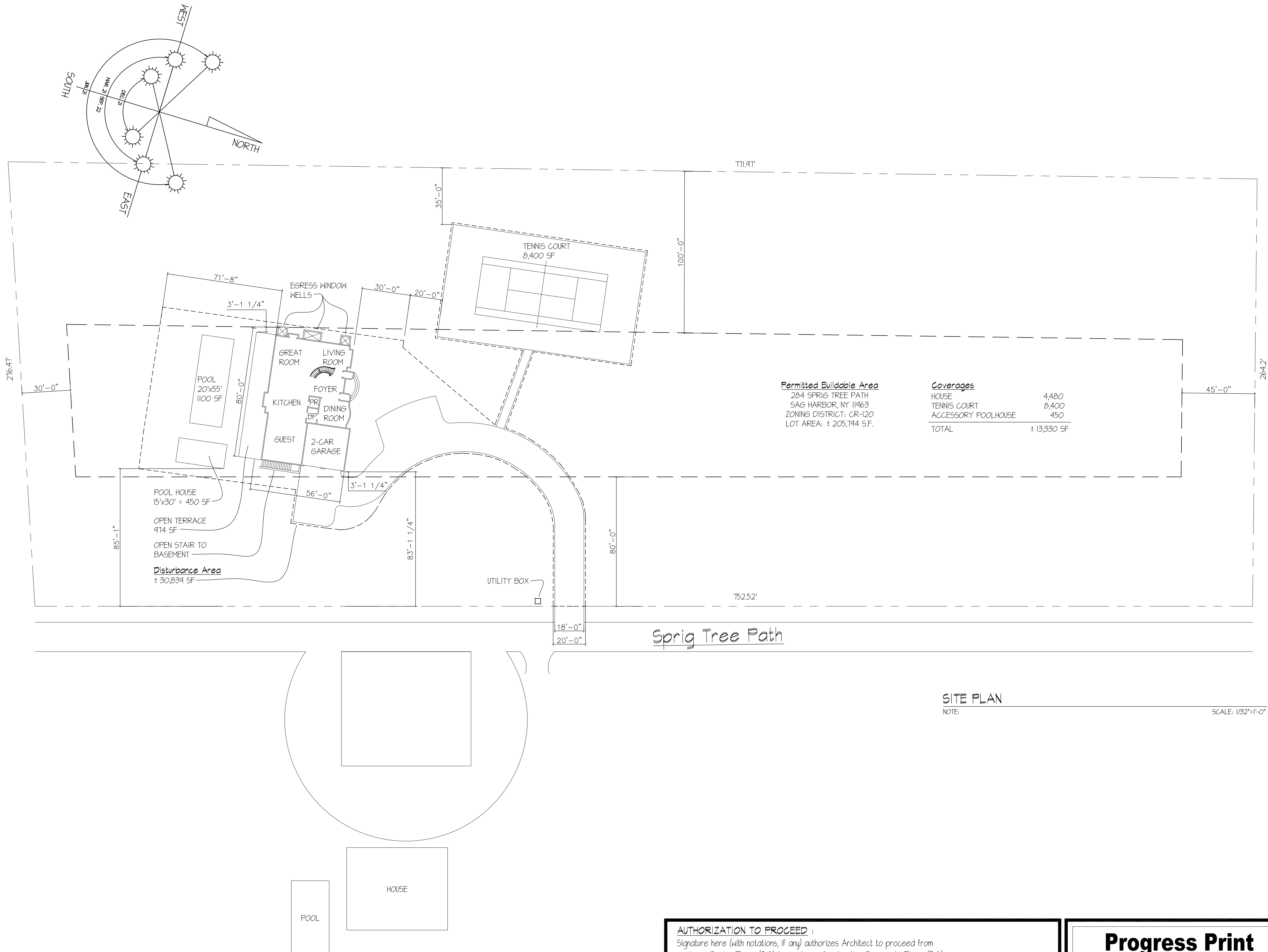
BULK REQUIREMENTS - FOR DESIGN INFORMATION ONLY *

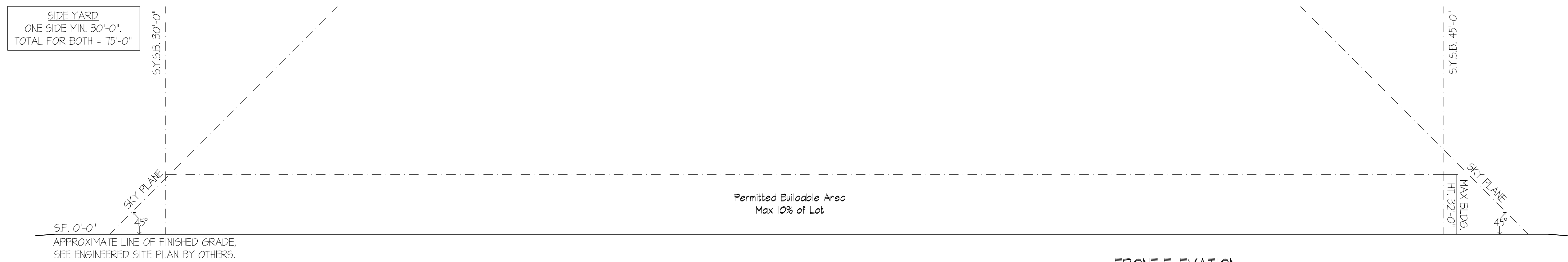
BLDG. COVERAGE	10% (20,574 SF)	N/A	N/A	-
DISTURBANCE AREA (3)	15% (30,864 SF)	N/A	N/A	-
FLOOR AREA RATIO	-	N/A	N/A	-
BLDG. HEIGHT	32' / 2 STORIES	N/A	N/A	-

* ALL EXISTING AND PROPOSED MIN LOT REQ'S, SETBACKS, AND BULK MEASUREMENTS, COVERAGES, FLOOR AREA, IMPROVED, AND IMPERVIOUS COVERAGES TO BE CALCULATED BY SITE ENGINEER. DESIGN INFORMATION IS APPROXIMATE. SEE ENGINEERED SITE PLAN BY OTHERS.

NOTES:

- LOT INFORMATION TAKEN FROM FILE XXX DATED XX-XX-XX AS PREPARED BY XXXXX PHONE
- ONE SIDE YARD MIN. 30'-0", TOTAL FOR BOTH = 75'-0"
- AQUIFER PROTECTION OVERLAY DISTRICT - THE AMOUNT OF DISTURBANCE OF NATURAL VEGETATION IS STRICTLY REGULATED AND ENFORCED. IN RESIDENTIAL LOTS 200,001 SF OR GREATER, 15% OF DISTURBANCE OF NATURAL VEGETATION SHALL NOT BE EXCEEDED EXCEPT ON FLAGPOLE LOTS WHERE THE AREA OF THE POLE SHALL BE EXEMPT FROM THE TOTAL LOT AREA AND THE TOTAL AMOUNT CLEARING PERMITTED.
- PYRAMID LAW - ALL BUILDINGS AND STRUCTURES ON ANY LOT IN ANY DISTRICT MUST REMAIN WITHIN THE SKY PLANE OF THE LOT. THE SKY PLANE SHALL BEGIN AT ALL PROPERTY LINES FROM THE AVERAGE ELEVATION OF THE EXISTING NATURAL GRADE PRIOR TO ANY 5:1 DISTURBANCE ADJACENT TO THAT BUILDING OR STRUCTURE AND EXTEND INWARD AT AN ANGLE OF 45°.





APPROXIMATE LINE OF FINISHED GRADE
SEE ENGINEERED SITE PLAN BY OTHERS.

APPROXIMATE LINE OF FINISHED GRADE
SEE ENGINEERED SITE PLAN BY OTHERS.

Permitted Buildable Area
Max 10% of Lot

FRONT ELEVATION

NOTE:

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

S.F. 0'-0" 45° 0" 06.1
APPROXIMATE LINE OF FINISHED GRADE,
SEE ENGINEERED SITE PLAN BY OTHERS.

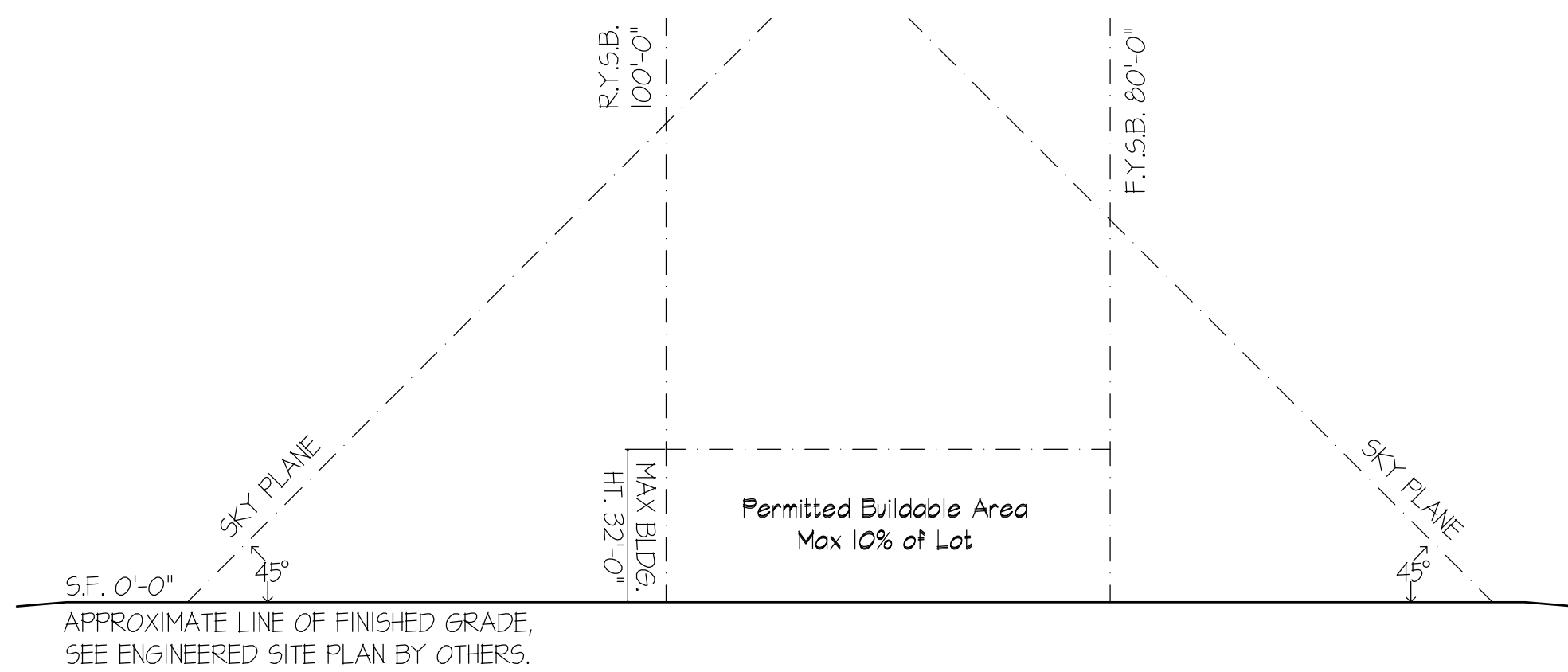
S.F. 0'-0" 45° 0" 06.1
APPROXIMATE LINE OF FINISHED GRADE,
SEE ENGINEERED SITE PLAN BY OTHERS.

Permitted Buildable Area
Max 10% of Lot

REAR ELEVATION

NOTE:

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



S.F. 0'-0" 45°
↓
APPROXIMATE LINE OF FINISHED GRADE
SEE ENGINEERED SITE PLAN BY OTHERS.

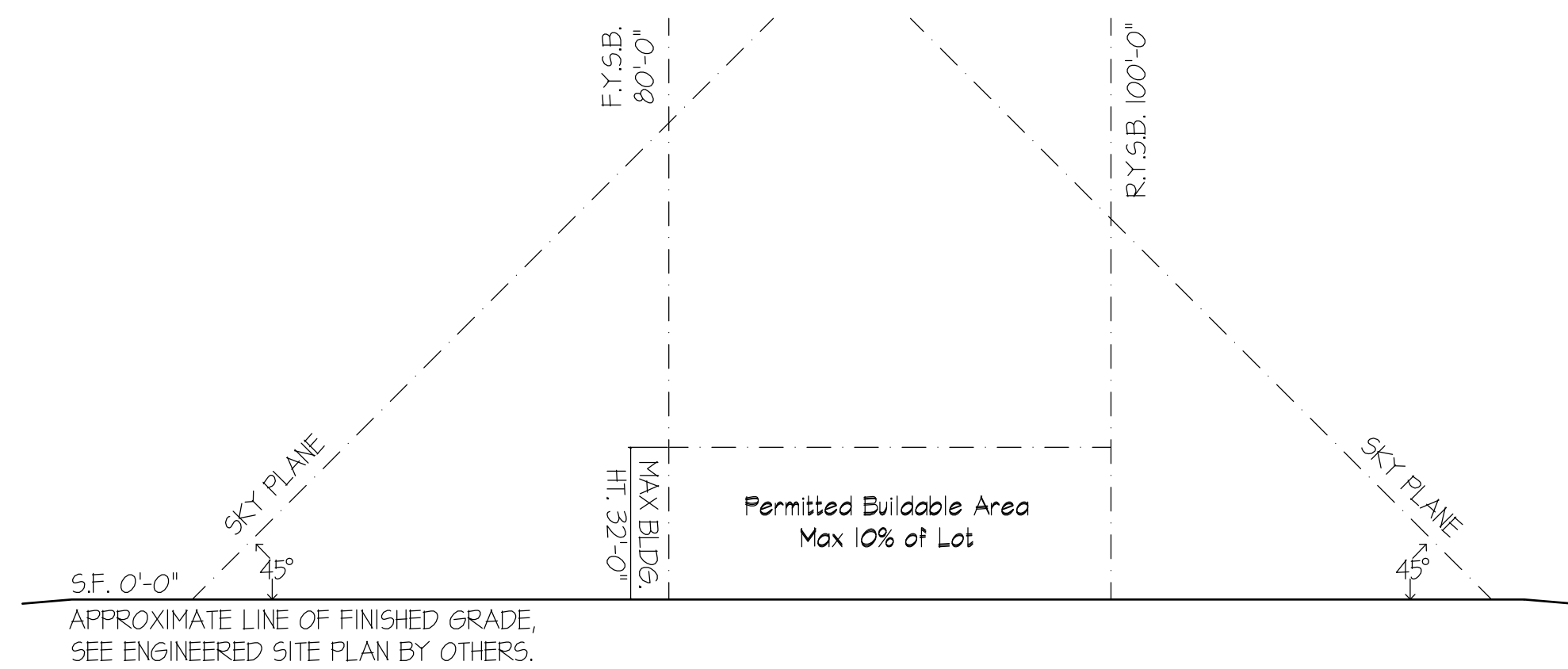
S.F. 0'-0" 45°
↓
APPROXIMATE LINE OF FINISHED GRADE
SEE ENGINEERED SITE PLAN BY OTHERS.

Permitted Buildable Area
Max 10% of Lot

RIGHT SIDE ELEVATION

NOTE:

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



S.F. 0'-0" 45°
APPROXIMATE LINE OF FINISHED GRADE,
SEE ENGINEERED SITE PLAN BY OTHERS.

S.F. 0'-0" 45°
APPROXIMATE LINE OF FINISHED GRADE,
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Permitted Buildable Area
Max 10% of Lot

LEFT SIDE ELEVATION

NOTE:

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

AUTHORIZATION TO PROCEED :

Signature here (with notations, if any) authorizes Architect to proceed from
 __X__ - Design Phase (2.0), to __X__ - Construction Documents Phase (3.0):

Client

Rate

Client

Date _____

Progress Print
Not For Construction

Patel
Residence

Located At:
284 Sprig Tree Path
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ISSUE

10-16-17 PROG
10-20-17 PROG
10-31-17 PROG
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Jim
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TEL 973 993 5800

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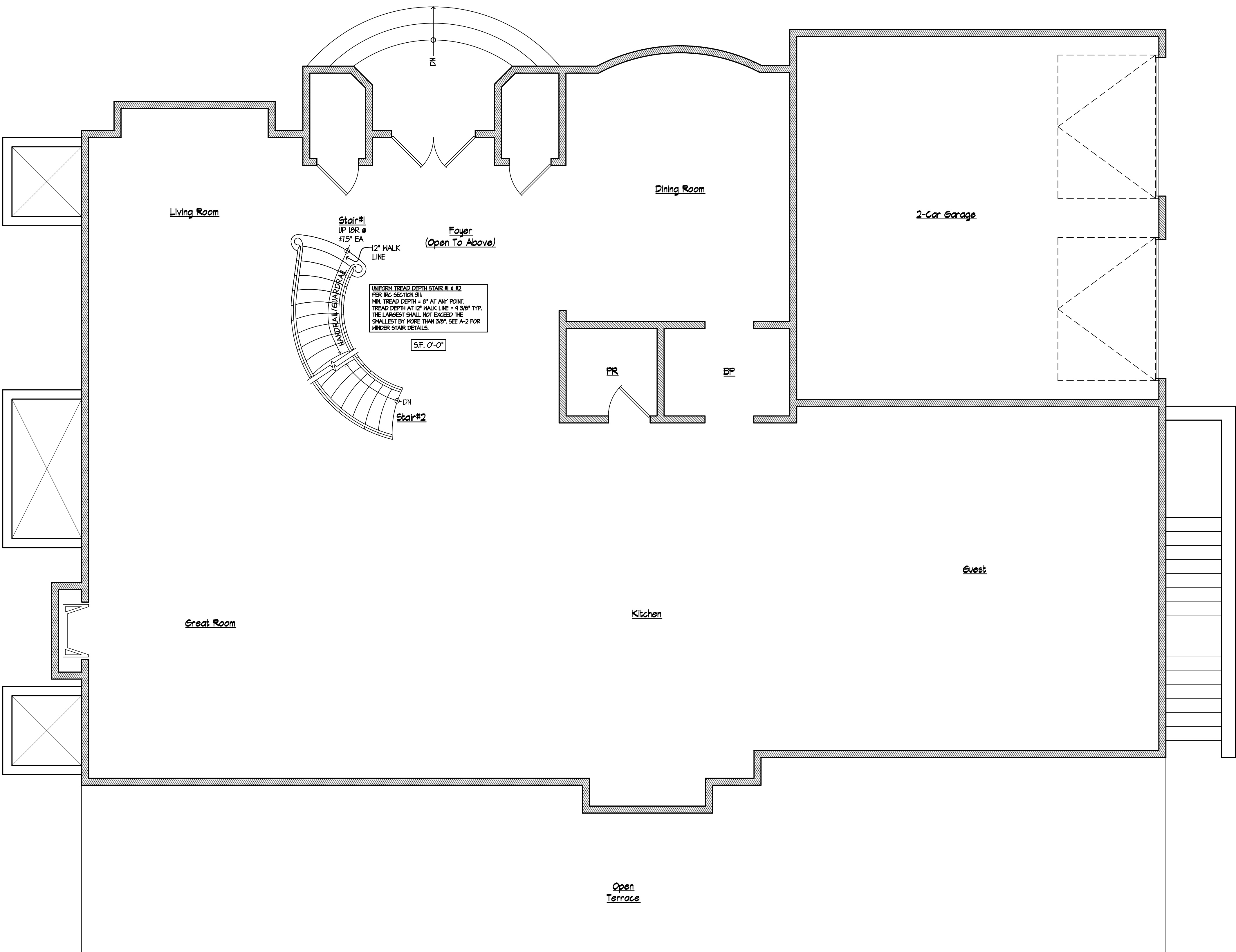
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17034 PATEL SET-D

CVR NTS/SITE SKETCH

C-2

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MAIN LEVEL ARCHITECTURAL PLAN

NOTE: ALL ROOM SIZES ARE APPROXIMATE.

SCALE: 1/4" = 1'-0"

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ML ARCH PLAN

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UPPER LEVEL ARCHITECTURAL PLAN

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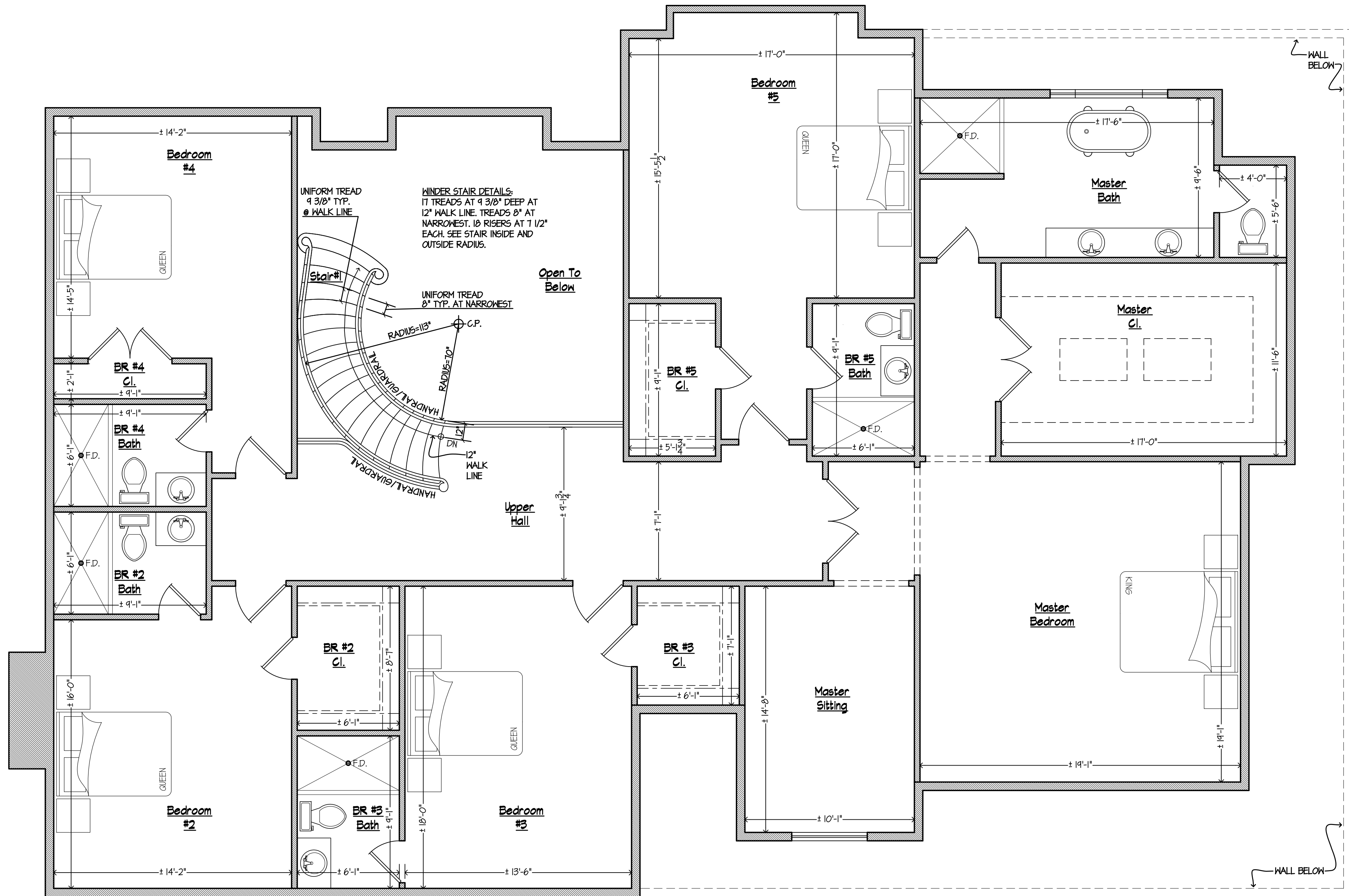
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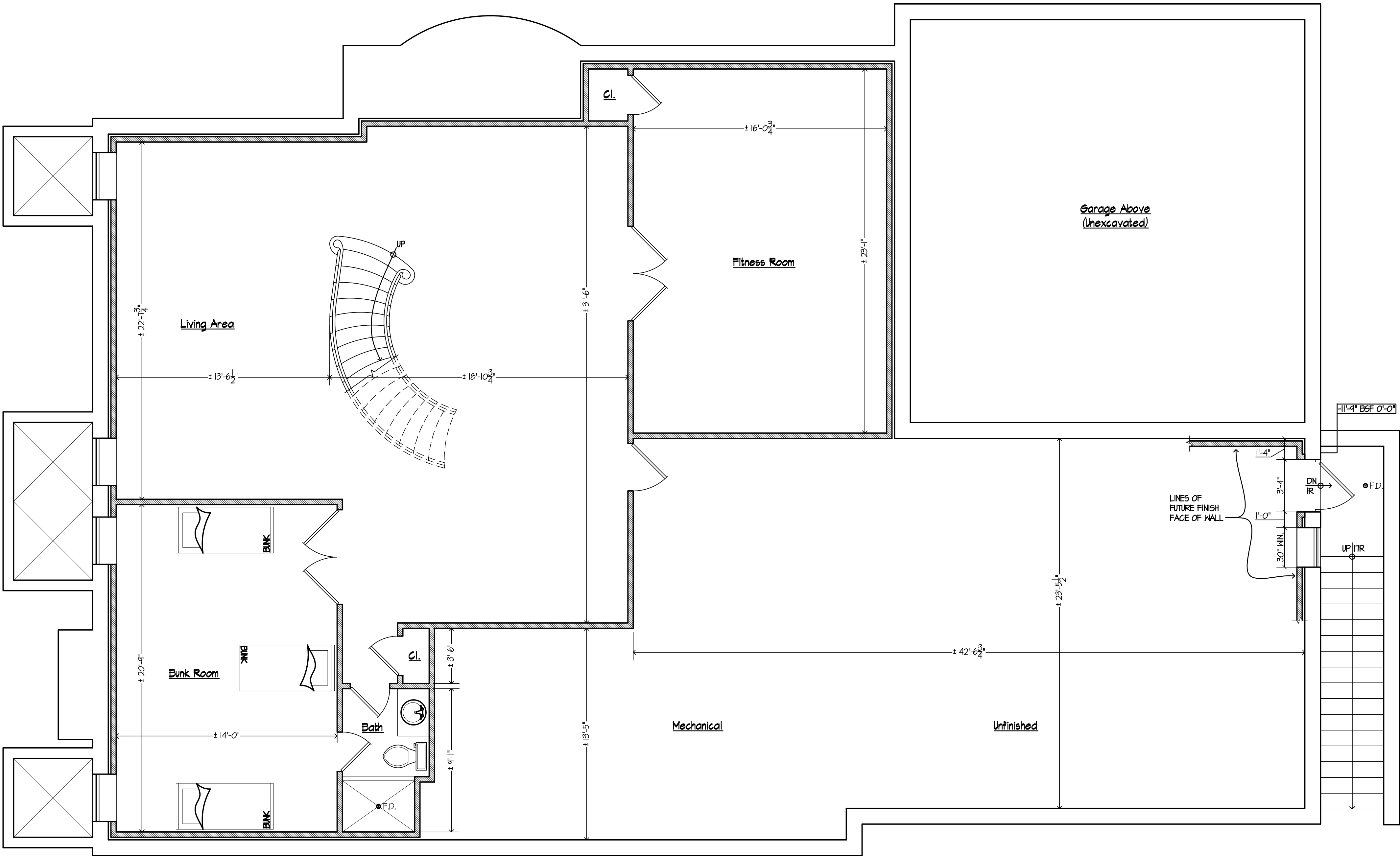
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UL ARCH PLAN

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FOUNDATION PLAN
NOTE: ALL ROOM SIZES ARE APPROXIMATE.

SCALE: 1/4" = 1'-0"

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