

ZONING REGULATIONS			
VILLAGE OF SOUTHAMPTON		ZONE: R-20	
ITEM:	REQUIRED	EXISTING	PROPOSED
LOT AREA:	20,000 S.F.	22,471 S.F.	TO REMAIN
LOT COVERAGE:	-	-	SEE CALC BELOW
LOT WIDTH:	120.00' MIN.	105.00'	TO REMAIN
PRINCIPAL BUILDING			
ITEM:	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK:	40.0' MIN.	-	40.0'
(1) SIDE SETBACK:	16.8' MIN.	-	21.0'
TOTAL SIDE SETBACK:	42.0' MIN.	-	31'-11"
REAR SETBACK:	60.0' MIN.	-	108.0'
HEIGHT:	33'-0" / 2 1/2 STORIES MAXIMUM	-	30'-4" / 2 STORIES
ACCESSORY BUILDING PER SECTION 116-11.1			
ITEM:	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK:	50.0' MIN.	N/A	134.0'
SIDE SETBACK:	15.0' MIN.	N/A	15.0'
REAR SETBACK:	15.0' MIN.	N/A	39.0'
HEIGHT:	16'-0" MAX.	N/A	N/A
POOLS			
ITEM:	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK:	50.0' MIN.	N/A	114.0'
SIDE SETBACK:	20.0' MIN.	N/A	27'-9"
REAR SETBACK:	20.0' MIN.	N/A	43'-2"
GROSS FLOOR AREA CALCULATION			
PER SECTION 116-17.1 (A) & (E) AS APPLICABLE			
MAXIMUM GFA = 10% OF LOT AREA + 1,500 S.F.			
** 520 S.F. ATTACHED GARAGE CREDIT			
22,471 X 10% + 1,500 S.F. = 3,747.1 S.F. MAXIMUM GFA			
AREAS INCLUDED IN GFA CALCULATION:			
FIRST FLOOR:	1,884 S.F.		
SECOND FLOOR & FOYER:	1,863 S.F.		
EXIST. DETACHED GARAGE:	508 X 520 S.F. (NOT COUNTED)		
TOTAL:	3,747 S.F.		
3,747 S.F. < 3,747.1 S.F. GFA COMPLIES			
LOT COVERAGE CALCULATION			
PER SECTION 116-11.2			
MAXIMUM LOT COVERAGE = 14% OF LOT AREA + 1,500 S.F.			
(SHALL NOT EXCEED 30% OF LOT)			
22,471 X 14% + 1,500 S.F. = 4,645.94 S.F. MAXIMUM LOT COVERAGE			
AREAS INCLUDED IN LOT COVERAGE CALCULATION:			
FIRST FLOOR:	1,884 S.F.		
FRONT COVERED PORCH:	130 S.F.		
REAR PATIO:	361 S.F.		
REAR COVERED PATIO:	168 S.F.		
DETACHED GARAGE:	508 S.F.		
SIDE COVERED PORCH:	32 S.F.		
SUNKEN FIRE PIT AREA:	280 S.F.		
POOL & SPA:	800 S.F.		
TOTAL:	4,163 S.F.		
4,163 S.F. < 4,645.94 S.F. LOT COVERAGE COMPLIES			
PARKING CALCULATION			
PER SECTION 116-14			
ONE FAMILY DWELLING			
2 PER DWELLING UNIT PLUS ONE ADDITIONAL SPACE FOR EACH BEDROOM IN EXCESS OF 3 BEDROOMS			
PROPOSED BEDROOMS 6			
2 + (6-3) = 5 SPACES REQUIRED			
6 SPACES PROVIDED			
4/10 SIDE YARD CALCULATION			
PER SECTION 116-11.1 (D)			
THE TOTAL DIMENSIONS OF BOTH SIDE YARDS FOR A PRINCIPAL BUILDING SHALL BE COMPUTED ON THE BASIS OF 4/10 OF THE LOT WIDTH OF THE LOT; HOWEVER, NO SIDE YARD DIMENSION SHALL BE LESS THAN 4/10 OF THE TOTAL DIMENSIONS OF BOTH SIDE YARDS, COMPUTED AS AFORESAID, AND NO SIDE YARD DIMENSION SHALL BE LESS THAN 15 FEET.			
FRONT LOT LINE - 105.00'			
4/10 X 105.00' = 42.00' TOTAL		42.00' X 4/10 = 16.8' MINIMUM	

NOTE:  
ALL EXISTING INFORMATION TAKEN FROM SURVEY DATED APRIL 12, 2023 BY AERIAL LAND SURVEYING P.C.  
53 PROBST DRIVE  
SHIRLEY, N.Y. 11467  
PH: 833-787-8343

Tax Map Lot 62.2  
N/O/F of KATO  
GENERAL LLC

Tax Map Lot 63  
N/O/F of ROGER  
AHN

Tax Map Lot 66  
N/O/F of DAVID DOVE  
128.20'

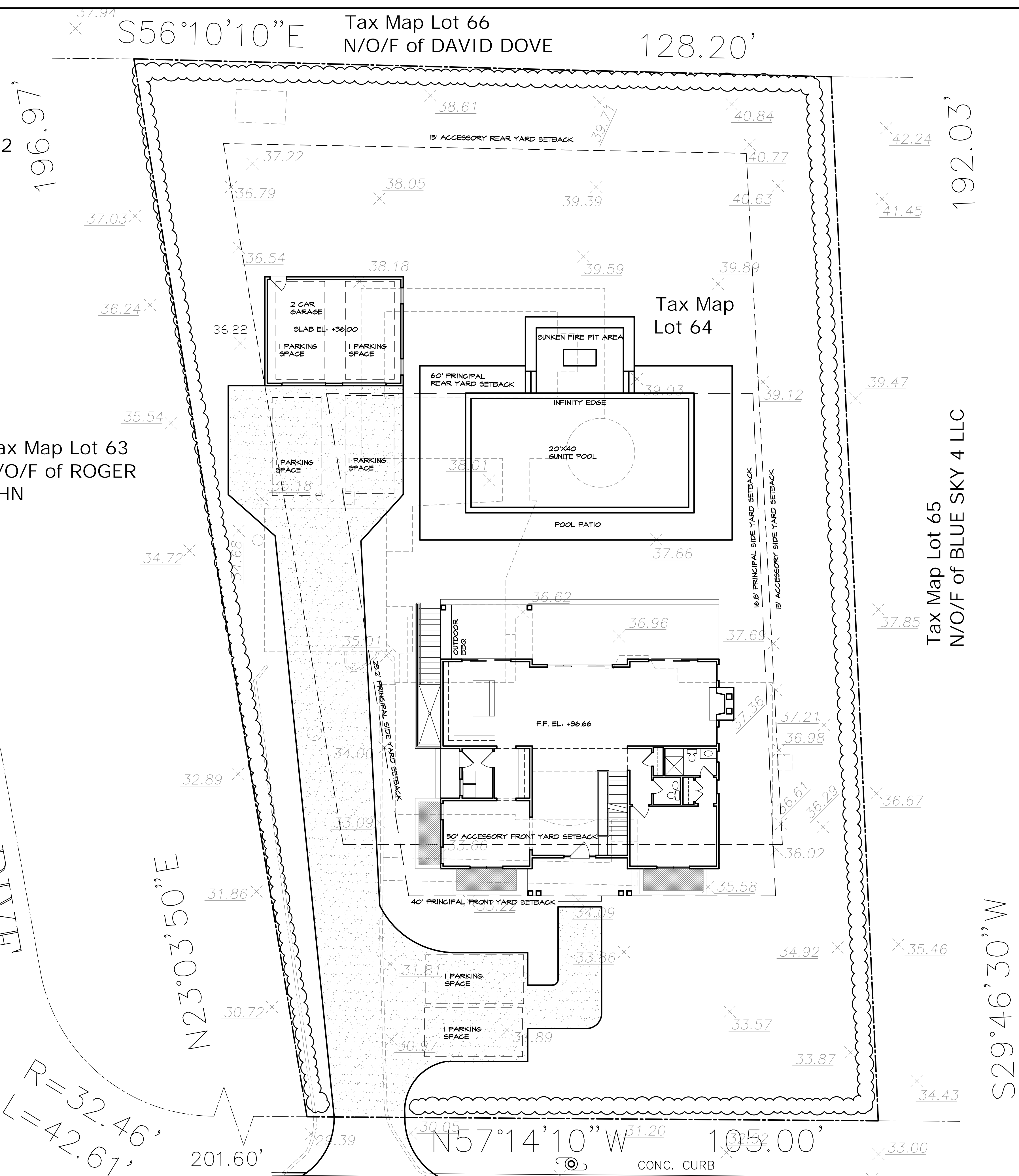
Tax Map Lot 64

Tax Map Lot 65  
N/O/F of BLUE SKY 4 LLC

ROSKO DRIVE

ADAMS LANE

PLOT PLAN



**RK**  
Ryan T. Kesner  
Architect P.C.  
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Southampton, n.y. 11968  
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EMAIL:  
INFO@RTKESNER.COM

OWNER INFORMATION  
**Danielle Bordwin**  
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CONSULTANTS

COMMENTS / REVISIONS:

ISSUED FOR ARB 08.25.23
REVISED FOR ARB 09.05.23
REVISED FOR ARB 10.16.23
REVISED FOR ARB 11.03.23

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NEW SINGLE FAMILY DWELLING FOR  
**BORDWIN RESIDENCE**  
27 ADAMS LANE  
SOUTHAMPTON, N.Y. 11968  
SCMT# 0904-014-00-01-00-064-000

DRAWN BY: RK  
CHECKED BY: RK  
PROJECT NUMBER: 23-011RN  
DATE: 06/07/22

SEAL:

DRAWING NUMBER:  
**SP-1.0**

SCALE: 1"=10'-0"

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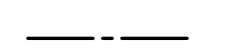
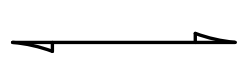
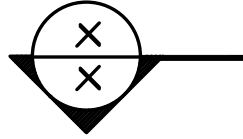


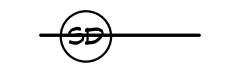
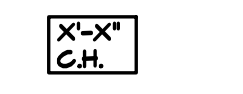



**NEW SINGLE FAMILY DWELLING FOR**  
**BORDWIN RESIDENCE**  
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 SCMT# 0904-014-00-01.00-064.000  
**FINISHED BASEMENT PLAN**

DRAWN BY:	RK
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DATE:	06/07/22

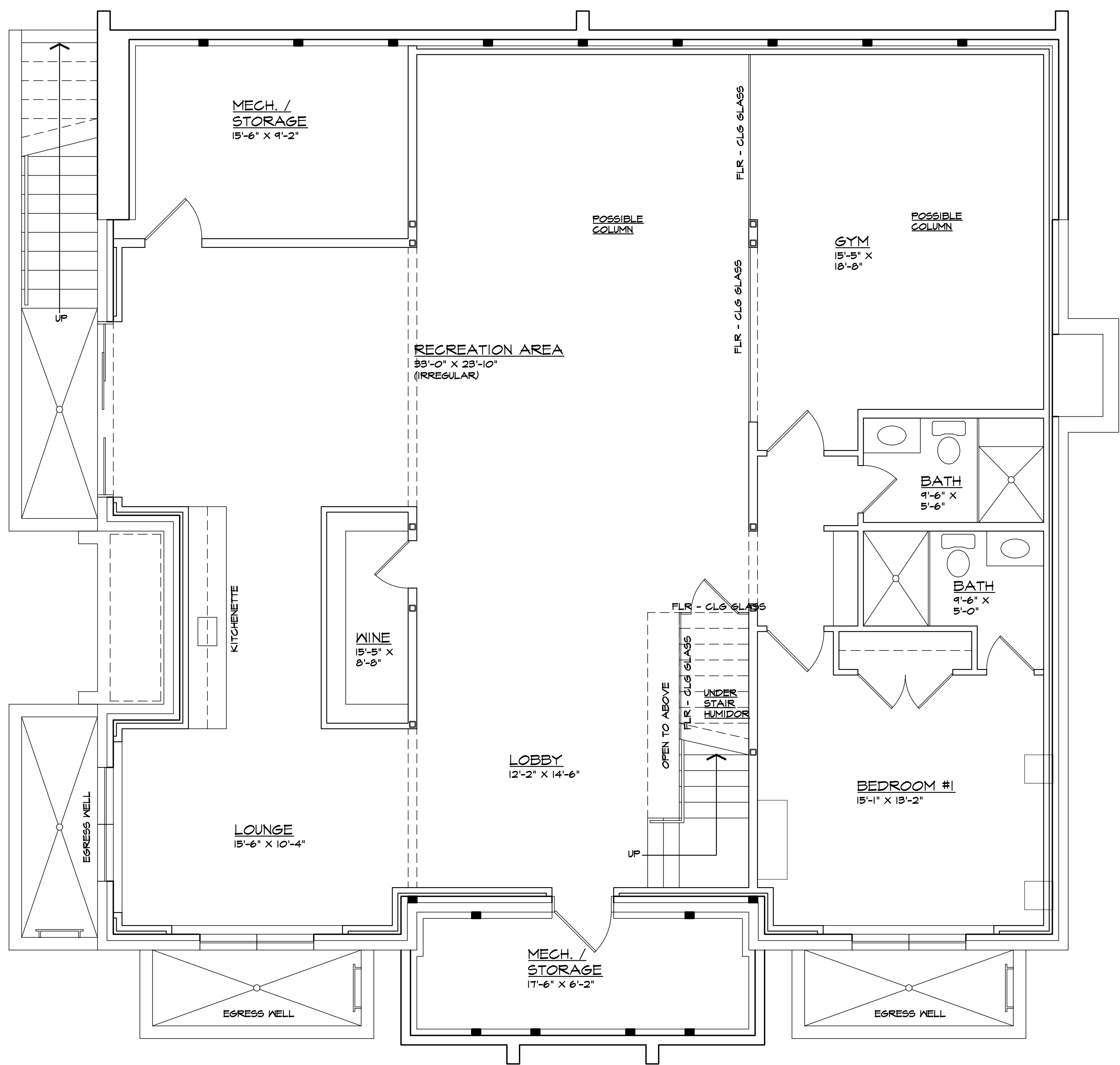
SEAL:

DRAWING NUMBER:  
**SK-2.0**

### LEGEND

-  STRUCTURAL MEMBER
-  JOIST OR RAFTER FRAMING
-  SECTION MARK
-  EXHAUST FAN - 50 CFM MIN. AS PER IRC 2020
-  CARBON MONOXIDE DETECTOR
-  SMOKE DETECTOR
-  FLAT CEILING SEE PLANS FOR HEIGHT
-  SLOPED CEILING
-  INTERIOR BEARING WALL (BW)
-  INDICATES HIGH / LOW PLATE, SEE PLAN

**NOTE:**  
 1ST FLOOR PLATE HEIGHT UNLESS NOTED OTHERWISE: 10'-0"



① PROPOSED FINISHED BASEMENT PLAN SCALE: 1/4"=1'-0"

ISSUED FOR ARB 08.25.23
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 SCMT# 0904-014-00-01.00-064.000  
**FIRST FLOOR PLAN**

DRAWN BY:	RK
CHECKED BY:	RK
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DATE:	06/07/22

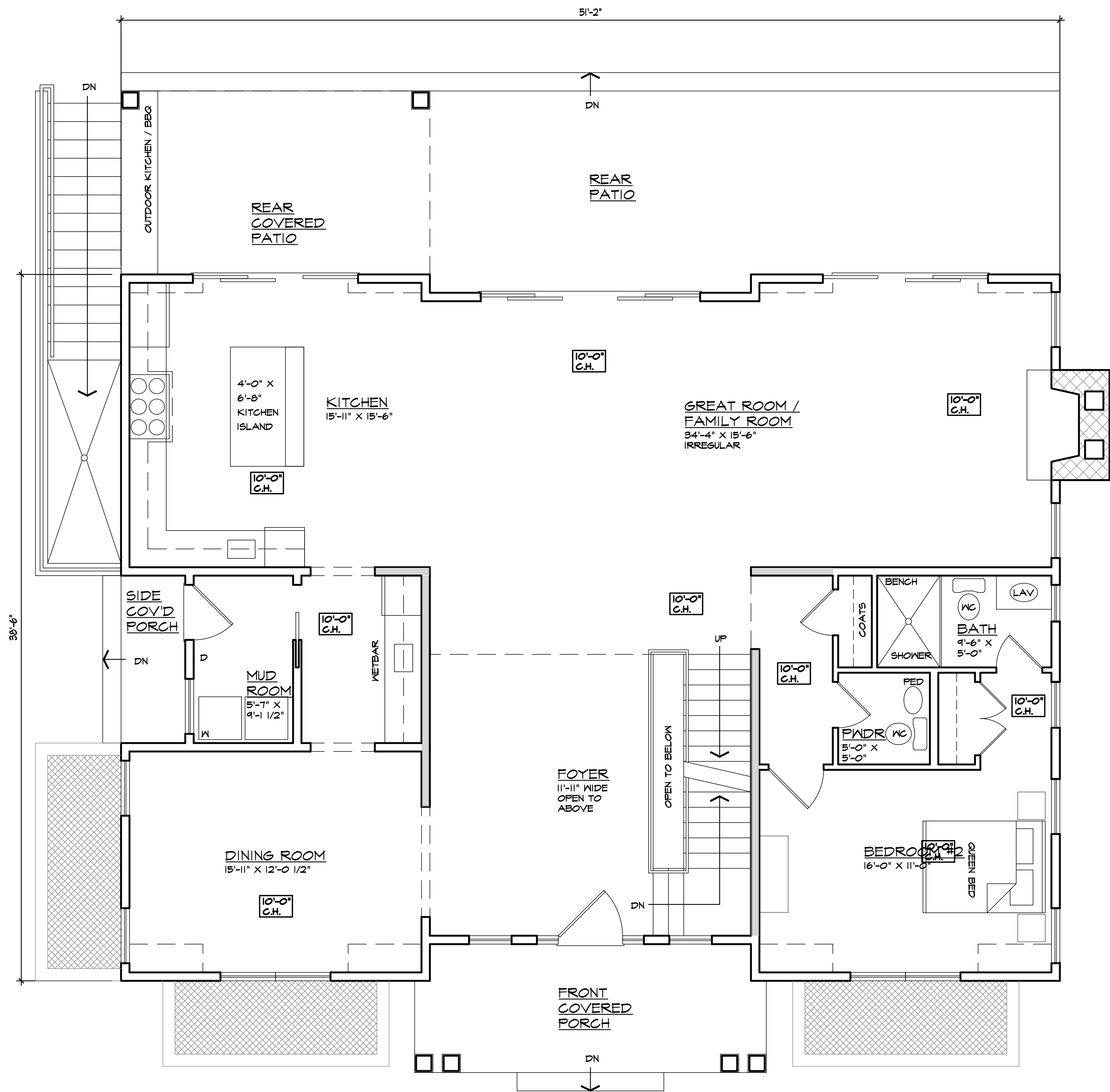
SEAL:

DRAWING NUMBER:  
**SK-3.0**

## LEGEND

- STRUCTURAL MEMBER
- JOIST OR RAFTER FRAMING
- SECTION MARK
- EXHAUST FAN - 50 CFM MIN. AS PER IRC 2020
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- FLAT CEILING SEE PLANS FOR HEIGHT
- SLOPED CEILING
- INTERIOR BEARING WALL (BW)
- INDICATES HIGH / LOW PLATE, SEE PLAN

NOTE:  
 1ST FLOOR PLATE HEIGHT UNLESS NOTED OTHERWISE: 10'-0"



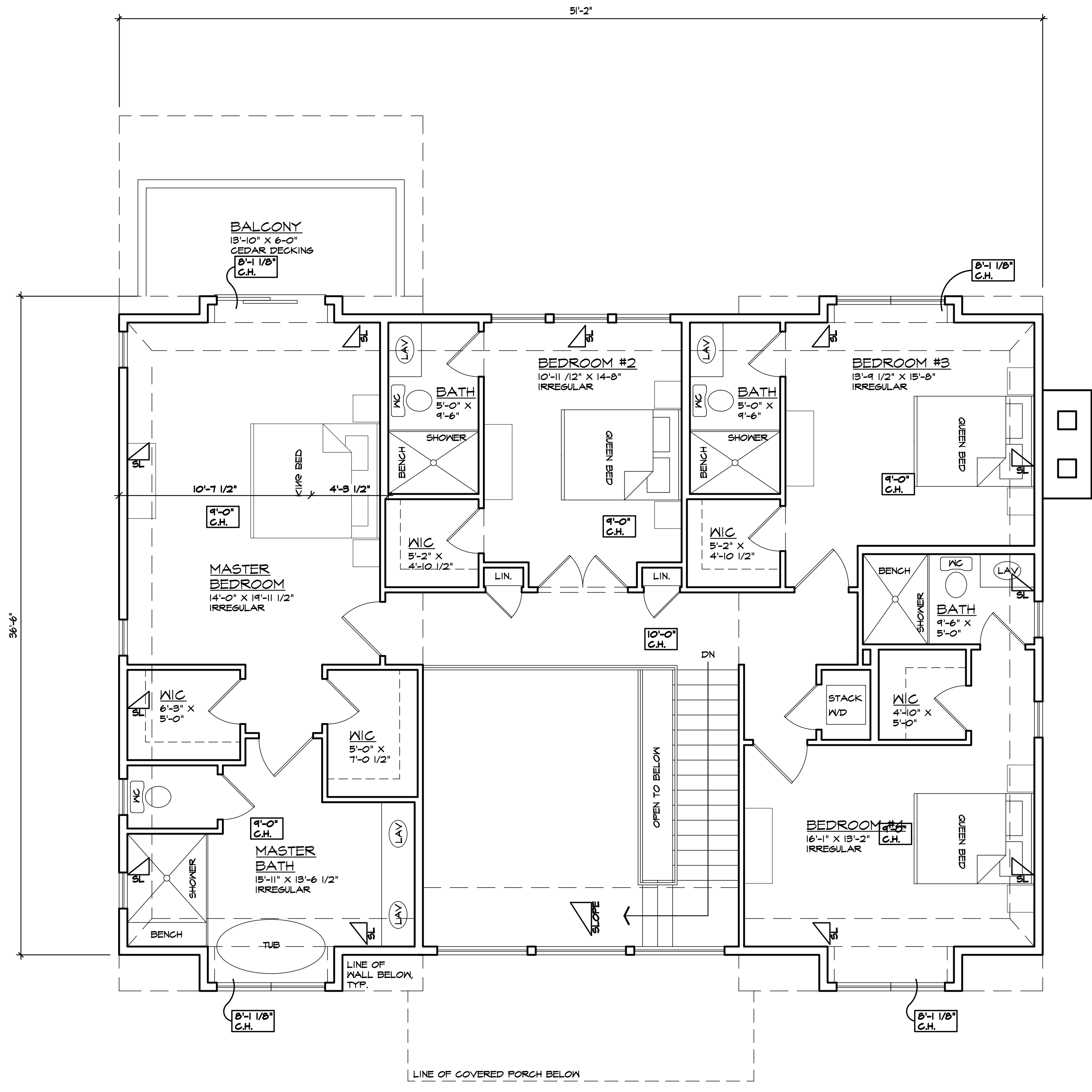
FIRST FLOOR AREA:	1,884 S.F.
SECOND FLOOR AREA:	1,863 S.F.
TOTAL AREA:	3,747 S.F.
FINISHED BASEMENT:	2,016 S.F.
FRONT COVERED PORCH:	130 S.F.
REAR PATIO:	361 S.F.
REAR COVERED PATIO:	168 S.F.
DETACHED GARAGE:	508 S.F.
SIDE COVERED PORCH:	32 S.F.

**PROPOSED FIRST FLOOR PLAN** SCALE: 1/4"=1'-0"

## LEGEND

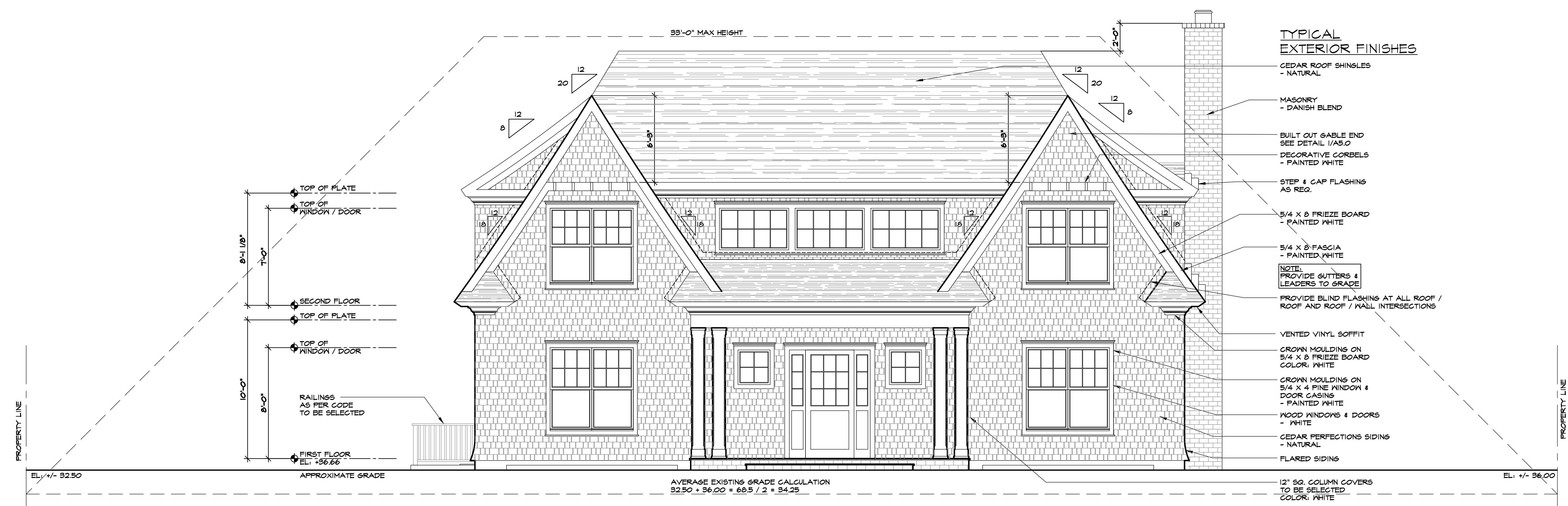
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- SLOPE
- INTERIOR BEARING WALL (BW)
- INDIGATES HIGH / LOW PLATE, SEE PLAN

NOTE:  
 2ND FLOOR PLATE HEIGHT UNLESS NOTED OTHERWISE: 8'-1 1/8"



1 PROPOSED SECOND FLOOR PLAN

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



① FRONT ELEVATION - NORTH SCALE: 1/4" = 1'-0"



② LEFT SIDE ELEVATION - EAST SCALE: 1/4" = 1'-0"

# RK

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 email: dbordwin@gmail.com

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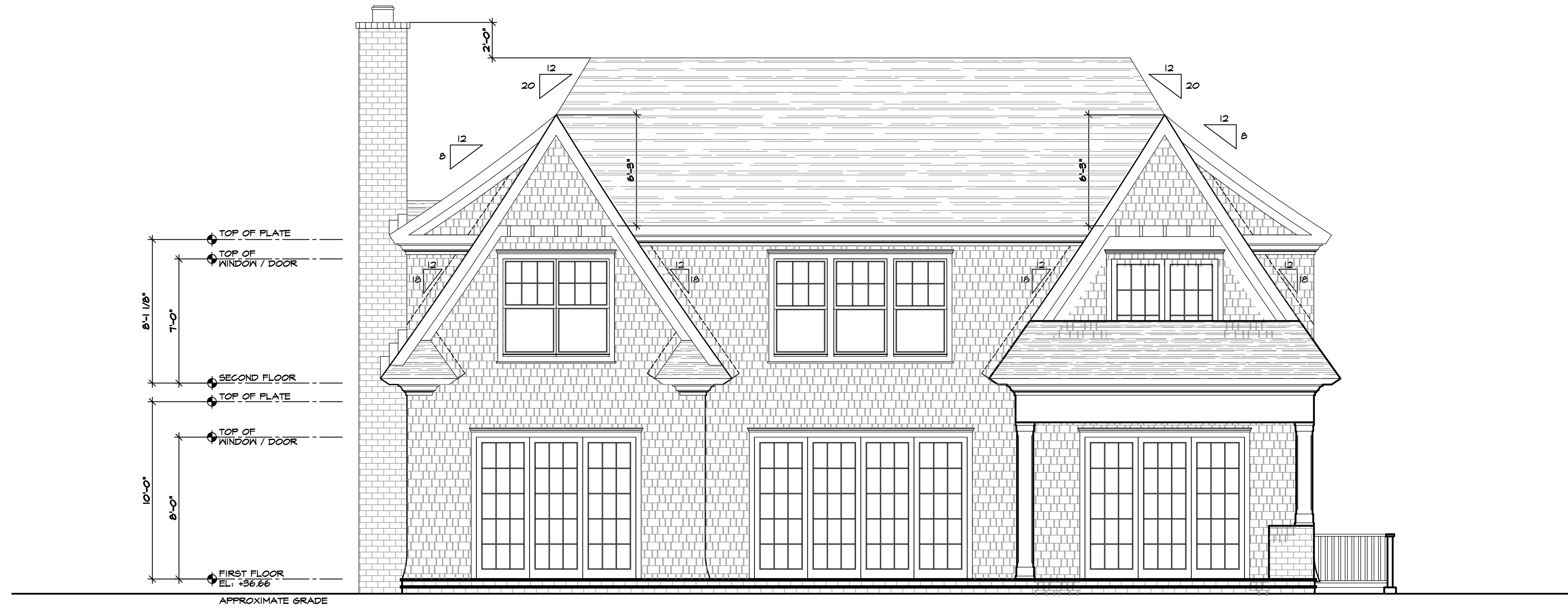
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**EXTERIOR ELEVATIONS**

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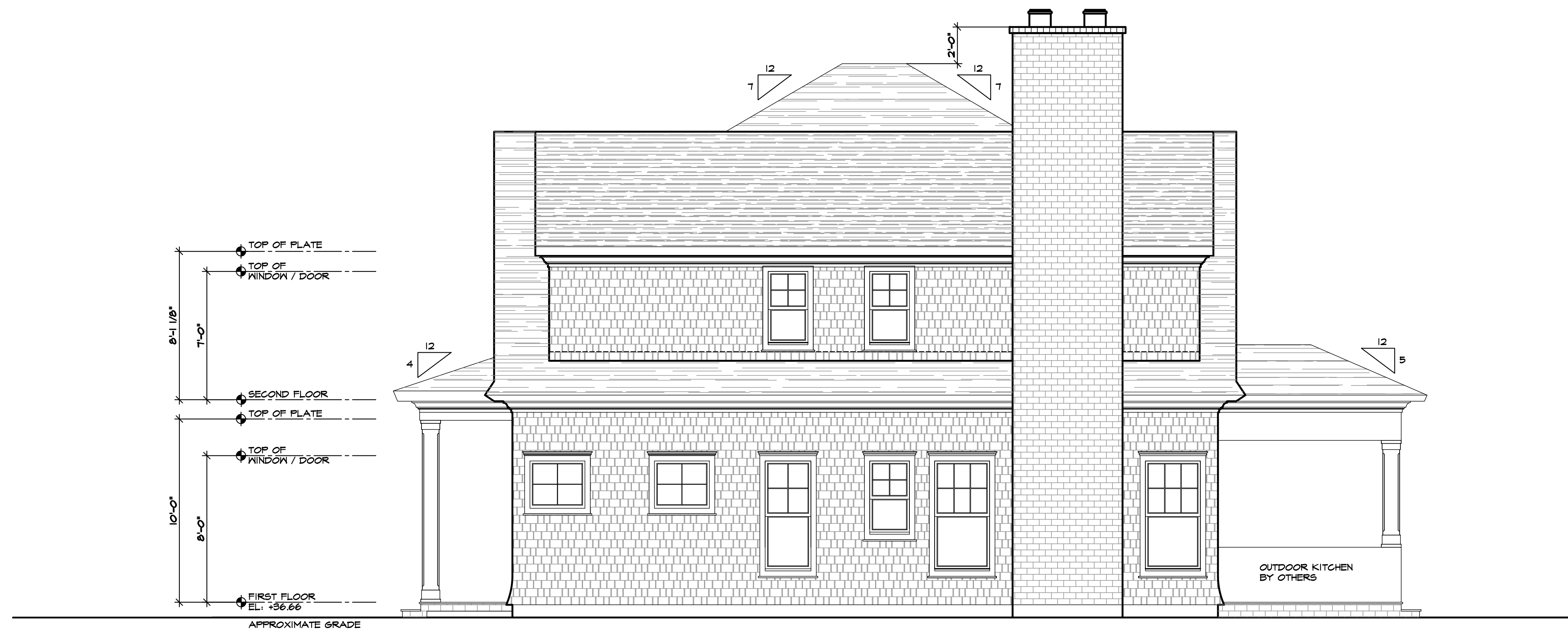
SEAL:

DRAWING NUMBER:  
**SK-4.1**



1 REAR ELEVATION - SOUTH

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



2 RIGHT SIDE ELEVATION - WEST

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

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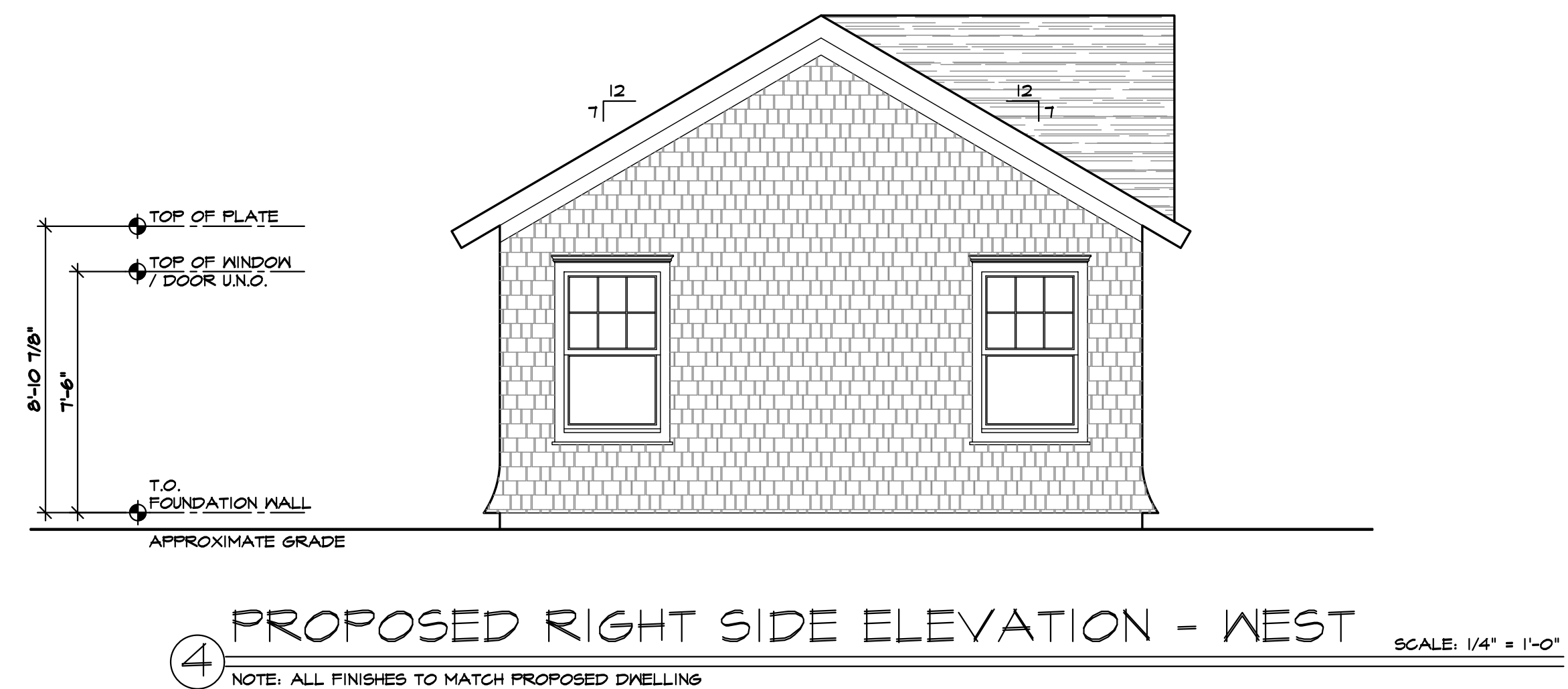
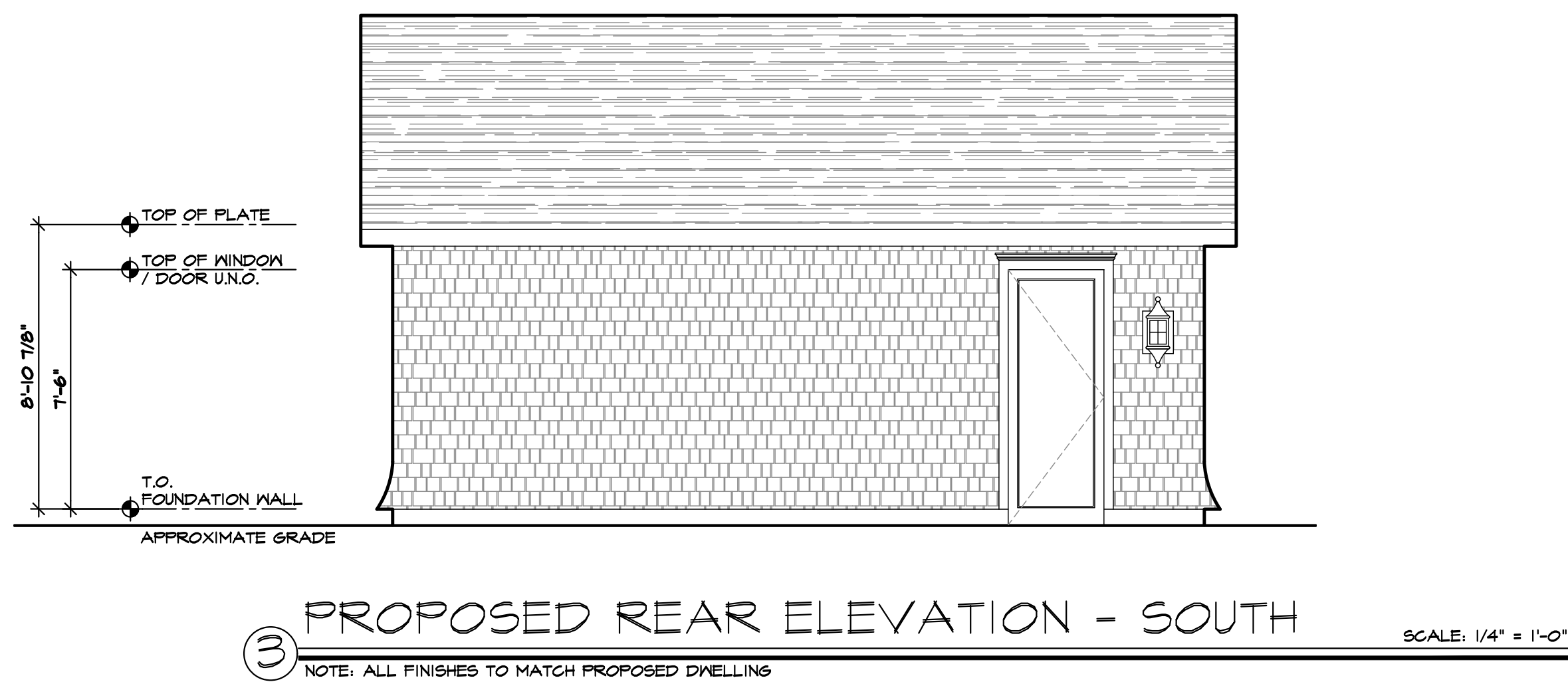
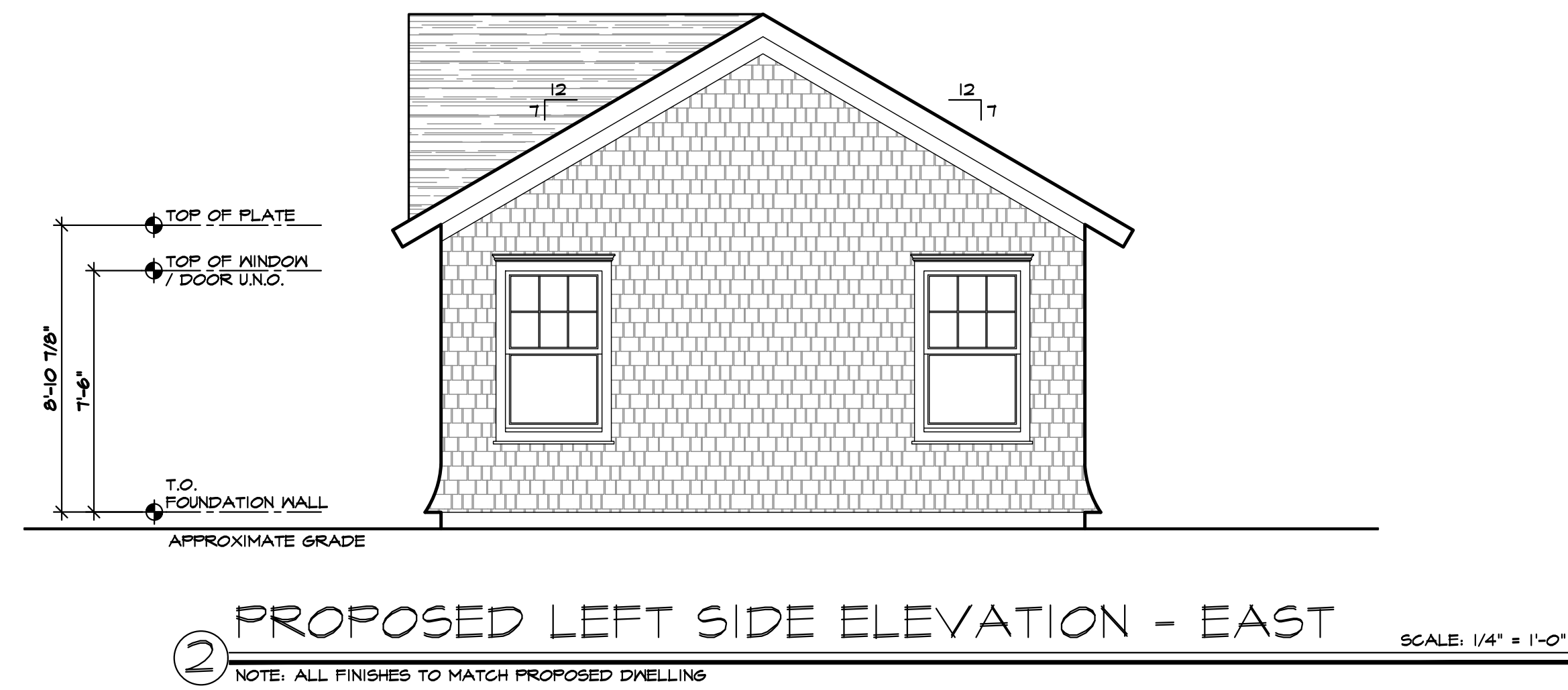
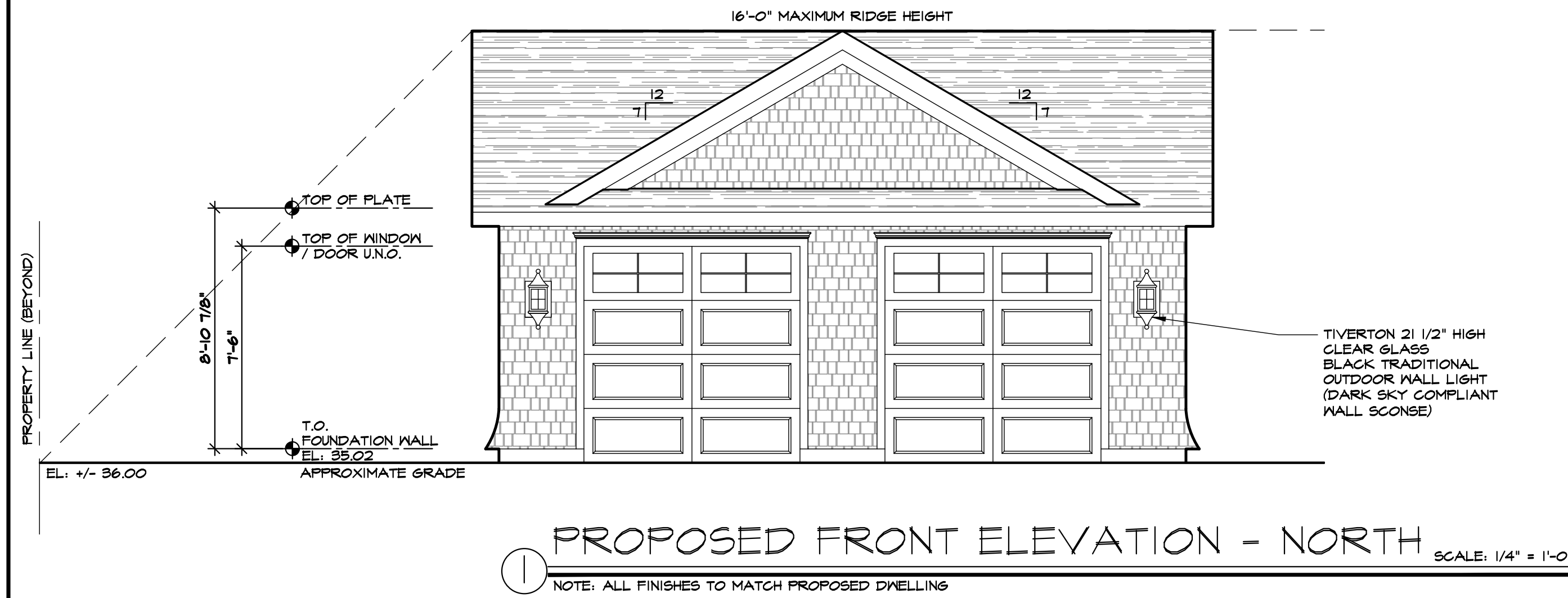
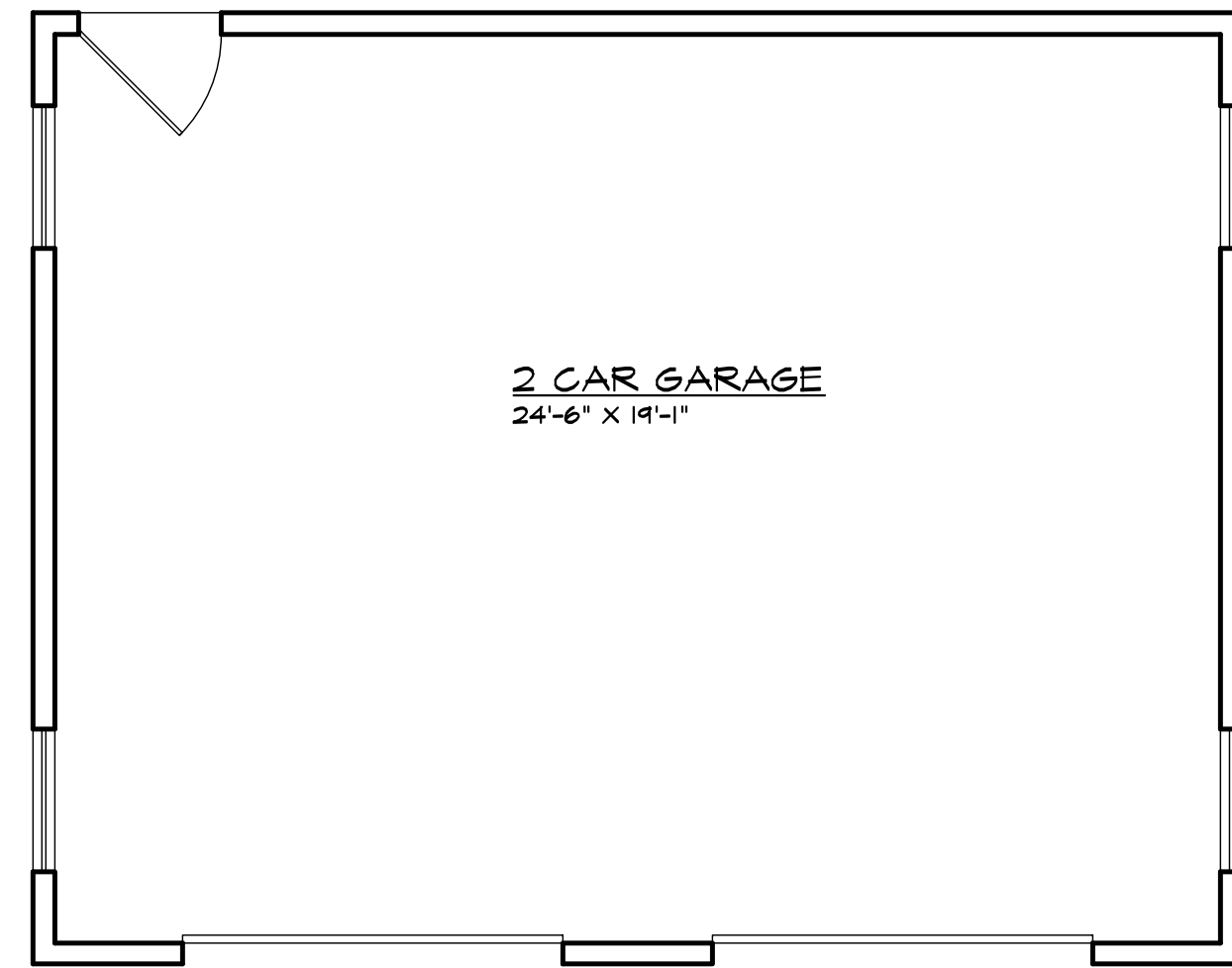
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**DETACHED GARAGE**



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SEAL:

DRAWING NUMBER:  
**SK-5.0**