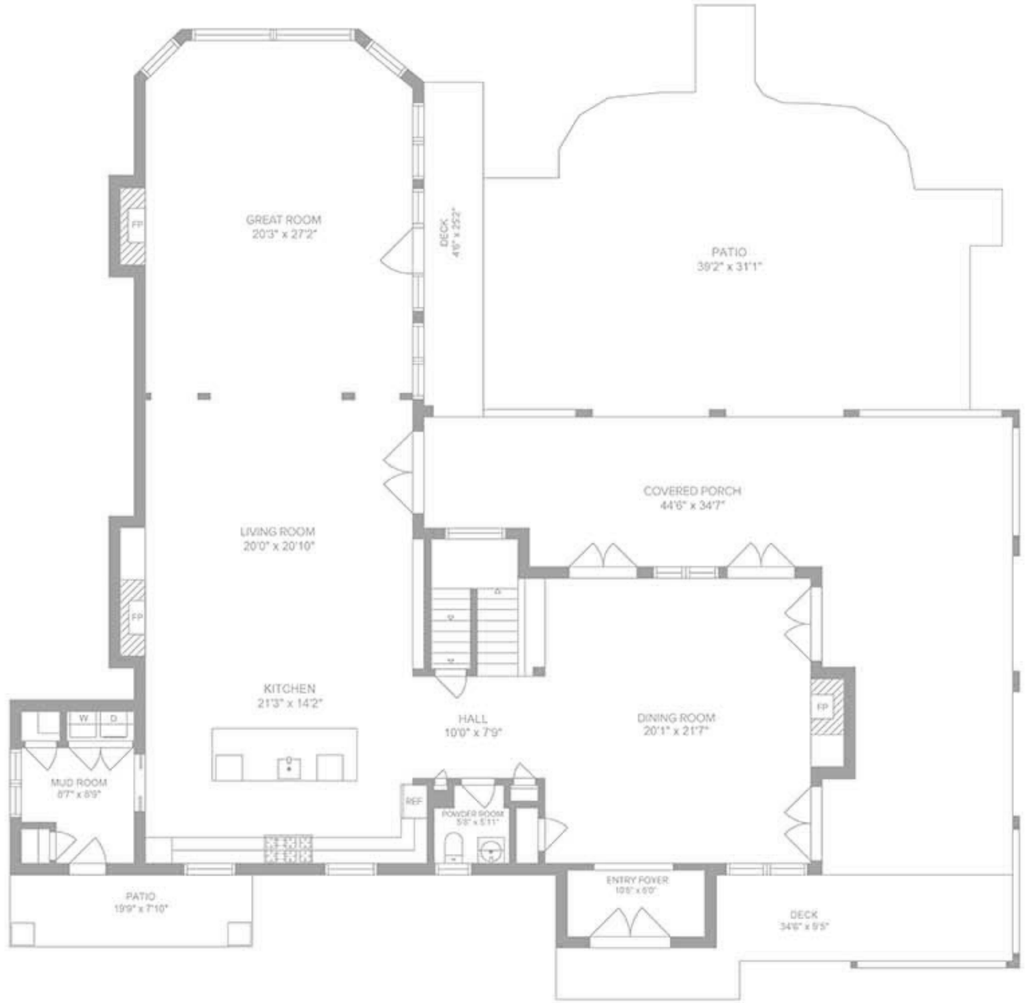
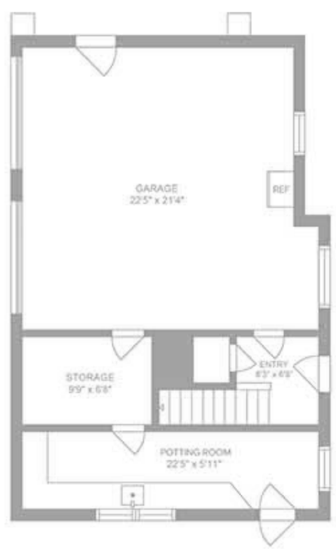
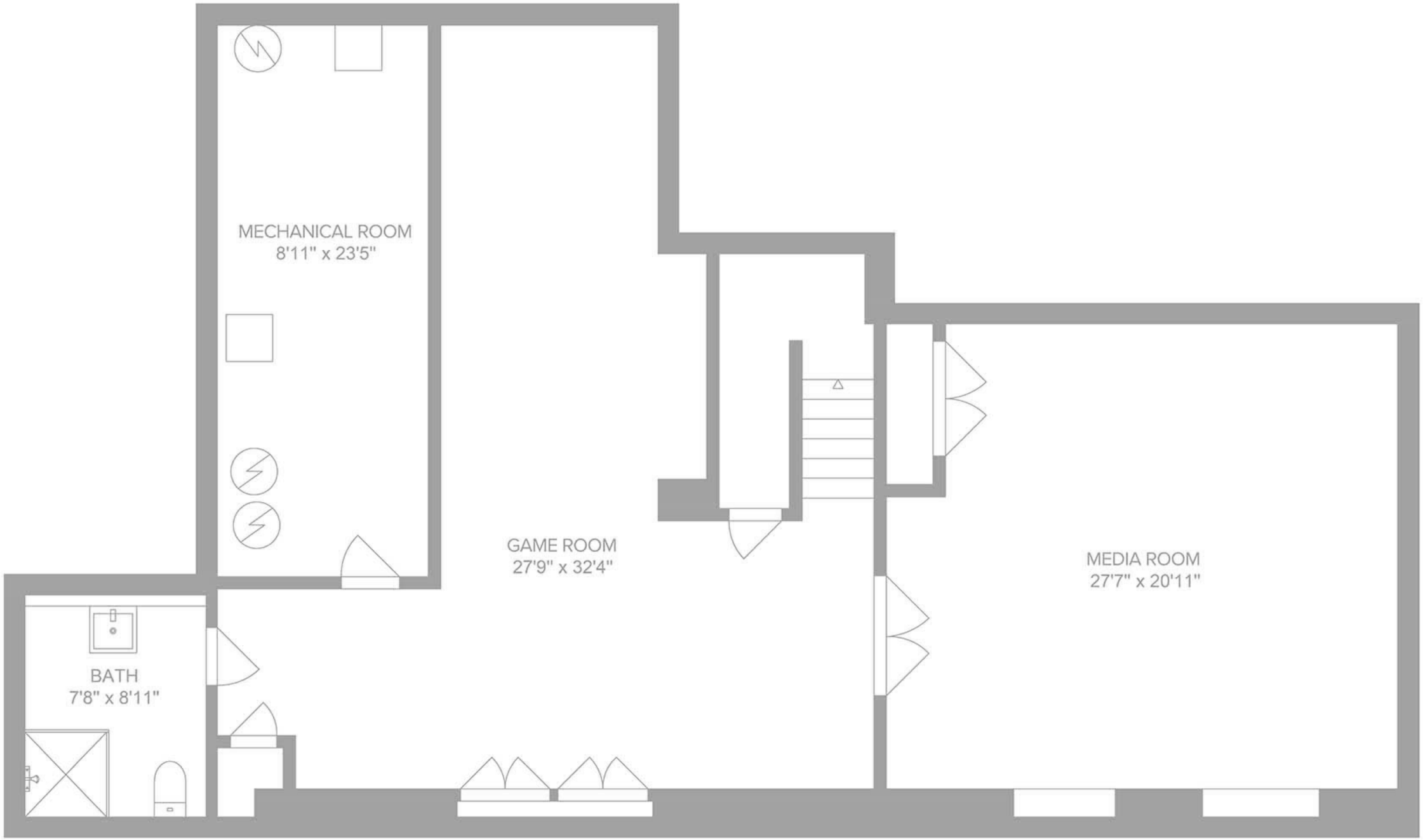
First Floor


GREAT ROOM
20'3" x 27'2"
FP
DECK
4'6" x 25'2"
PATIO
38'2" x 31'1"
COVERED PORCH
44'6" x 34'7"
LIVING ROOM
20'0" x 20'10"
FP
KITCHEN
21'3" x 14'2"
HALL
10'0" x 7'9"
DINING ROOM
20'1" x 21'7"
FP
W
D
MUD ROOM
8'7" x 8'9"
REF
POWDER ROOM
5'8" x 5'11"
PATIO
19'9" x 7'10"
ENTRY FOYER
10'6" x 6'0"
DECK
34'6" x 9'5"


GARAGE
22'5" x 21'4"
REF
STORAGE
9'9" x 6'8"
ENTRY
8'2" x 4'9"
POTTING ROOM
22'5" x 5'11"

Second Floor

Lower Level


MECHANICAL ROOM
8'11" x 23'5"
GAME ROOM
27'9" x 32'4"
MEDIA ROOM
27'7" x 20'11"
BATH
7'8" x 8'11"

Proposed Addition

GROSS FLOOR AREA CALCULATION

LOT AREA = 1.382 ACRES OR 60,213 SQUARE FEET
((60,213 SQ. FT. - 40,000 SQ. FT.) x .05)) + 5,000 SQ. FT. = 6,010 SQUARE FEET ALLOWED

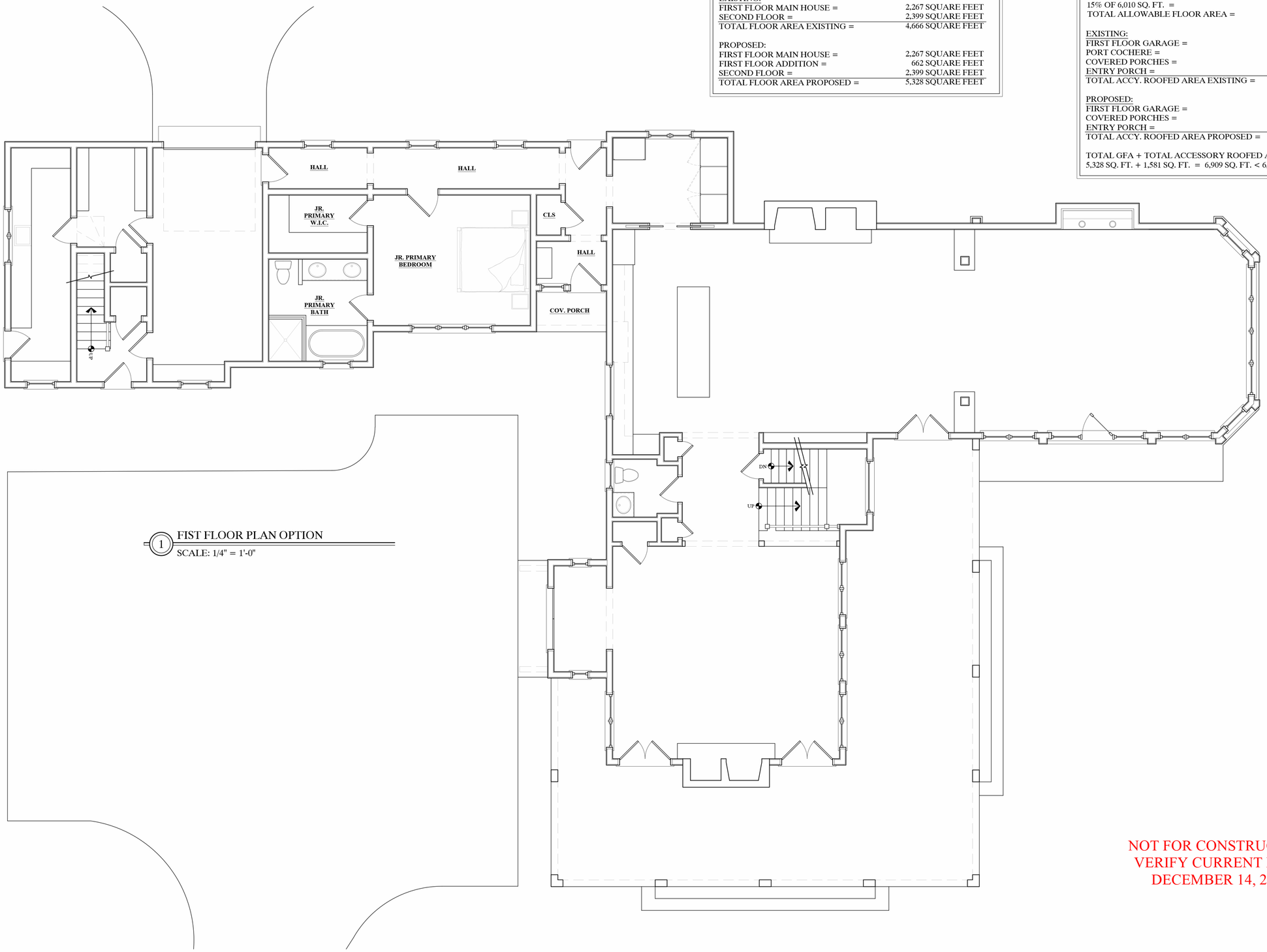
TOTAL FLOOR AREA ALLOWED =	6,010 SQUARE FEET
EXISTING:	
FIRST FLOOR MAIN HOUSE =	2,267 SQUARE FEET
SECOND FLOOR =	2,399 SQUARE FEET
TOTAL FLOOR AREA EXISTING =	4,666 SQUARE FEET
PROPOSED:	
FIRST FLOOR MAIN HOUSE =	2,267 SQUARE FEET
FIRST FLOOR ADDITION =	662 SQUARE FEET
SECOND FLOOR =	2,399 SQUARE FEET
TOTAL FLOOR AREA PROPOSED =	5,328 SQUARE FEET

TOTAL ROOFED AREA CALCULATION

LOT AREA = 1.382 ACRES OR 60,213 SQUARE FEET
((60,213 SQ. FT. - 40,000 SQ. FT.) x .05)) + 5,000 SQ. FT. = 6,010 SQUARE FEET ALLOWED

TOTAL FLOOR AREA ALLOWED =	6,010 SQUARE FEET
ALLOWABLE ROOFED AREA	
15% OF 6,010 SQ. FT. =	901 SQUARE FEET
TOTAL ALLOWABLE FLOOR AREA =	6,911 SQUARE FEET
EXISTING:	
FIRST FLOOR GARAGE =	836 SQUARE FEET
PORT COCHERE =	425 SQUARE FEET
COVERED PORCHES =	948 SQUARE FEET
ENTRY PORCH =	34 SQUARE FEET
TOTAL ACCY. ROOFED AREA EXISTING =	2,243 SQUARE FEET
PROPOSED:	
FIRST FLOOR GARAGE =	599 SQUARE FEET
COVERED PORCHES =	948 SQUARE FEET
ENTRY PORCH =	34 SQUARE FEET
TOTAL ACCY. ROOFED AREA PROPOSED =	1,581 SQUARE FEET

TOTAL GFA + TOTAL ACCESSORY ROOFED AREA < 115% MAX. GFA
5,328 SQ. FT. + 1,581 SQ. FT. = 6,909 SQ. FT. < 6,911 SQ. FT.



1 FIST FLOOR PLAN OPTION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION
VERIFY CURRENT DATE
DECEMBER 14, 2023

DATE
DRAFTSPERSON

DATE		NOTES

PROPOSED ADDITION & RENOVATION AT
349 DANIELS LANE
VILLAGE OF SAGAPONACK
SUFFOLK COUNTY, NEW YORK

FLEETWOOD, McMULLAN & SANABRIA
ARCHITECTS, PLLC
251 PANTIGO ROAD, EAST HAMPTON, N.Y. 631 324 0057

DATE		NOTES

SHEET NO:
DES-1
DRAWING TITLE:
SECOND FLOOR PLAN