

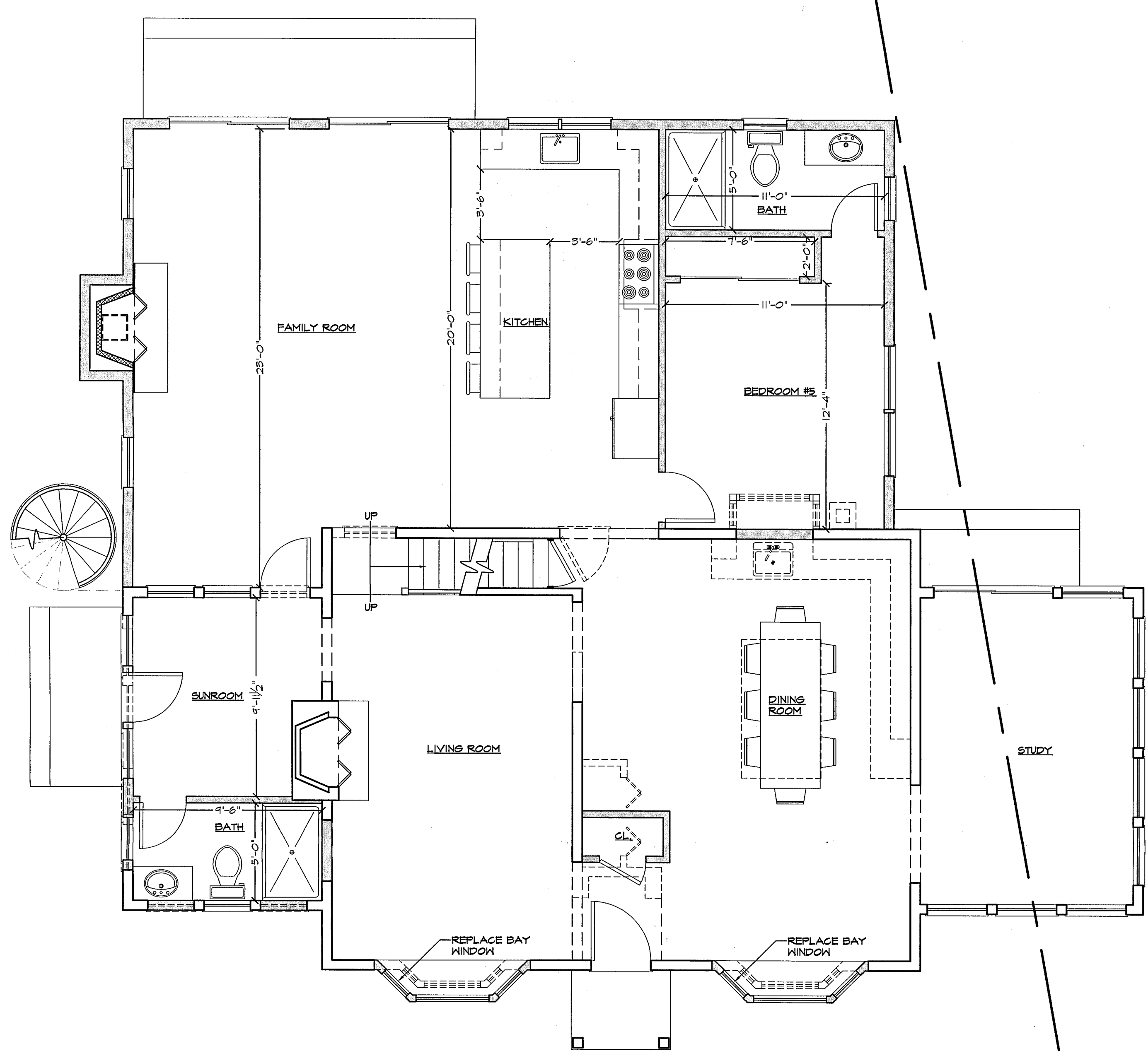
CONSULTANTS:
NYS LIC #0271935

CHECKED BY: J.C.Z.
T.O.C.
DRAWN BY: J.C.Z.
T.O.C.

REV. #	DATE	NOTE	BY

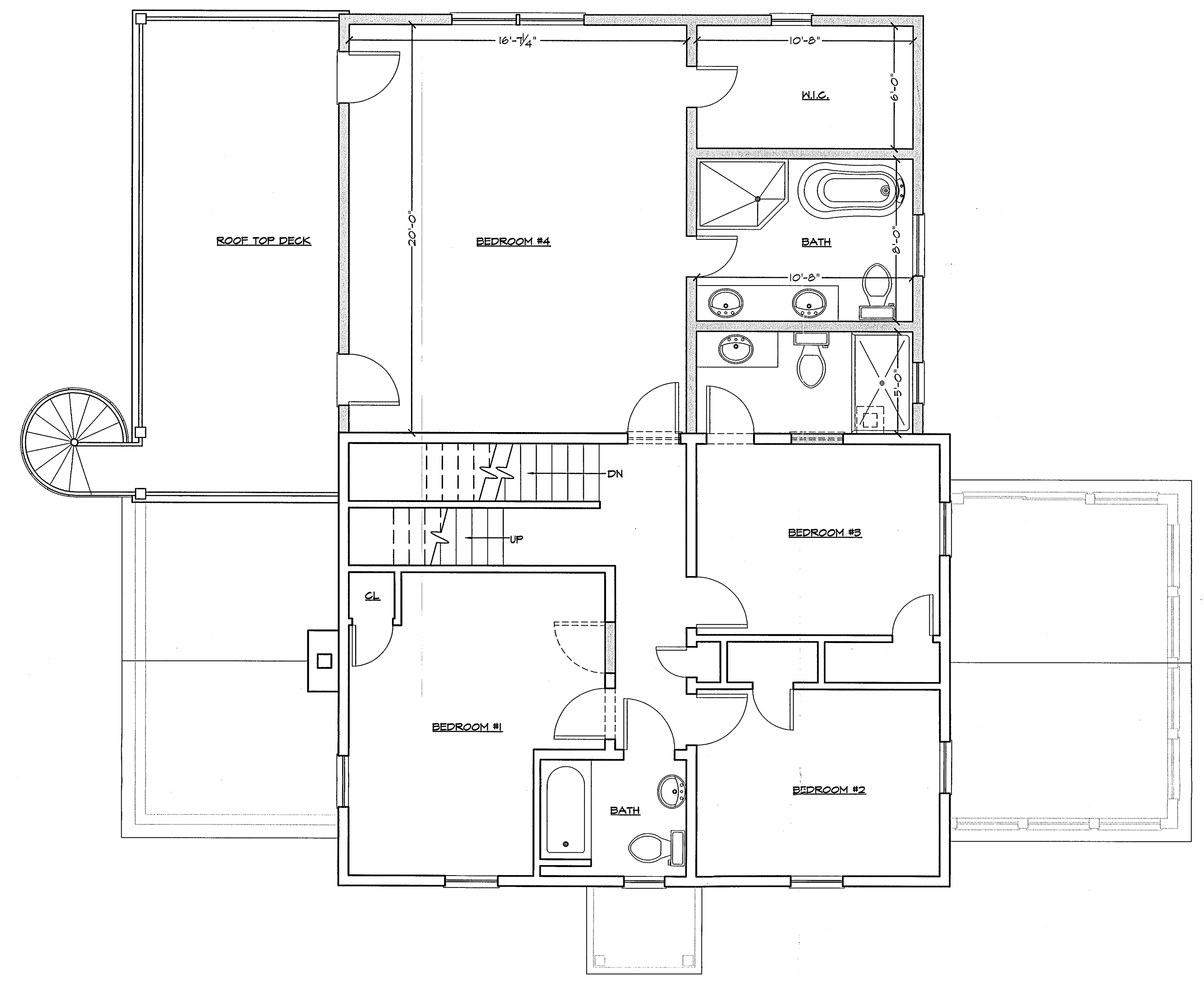
PROPOSED ADDITION
LI RESIDENCE
424 LOCUST AVENUE
CENTRE ISLAND, NY 11530

LOB#: LI-IT-248
DATE: 05.20.17
SCALE: AS NOTED
DRAWING NUMBER
D.1



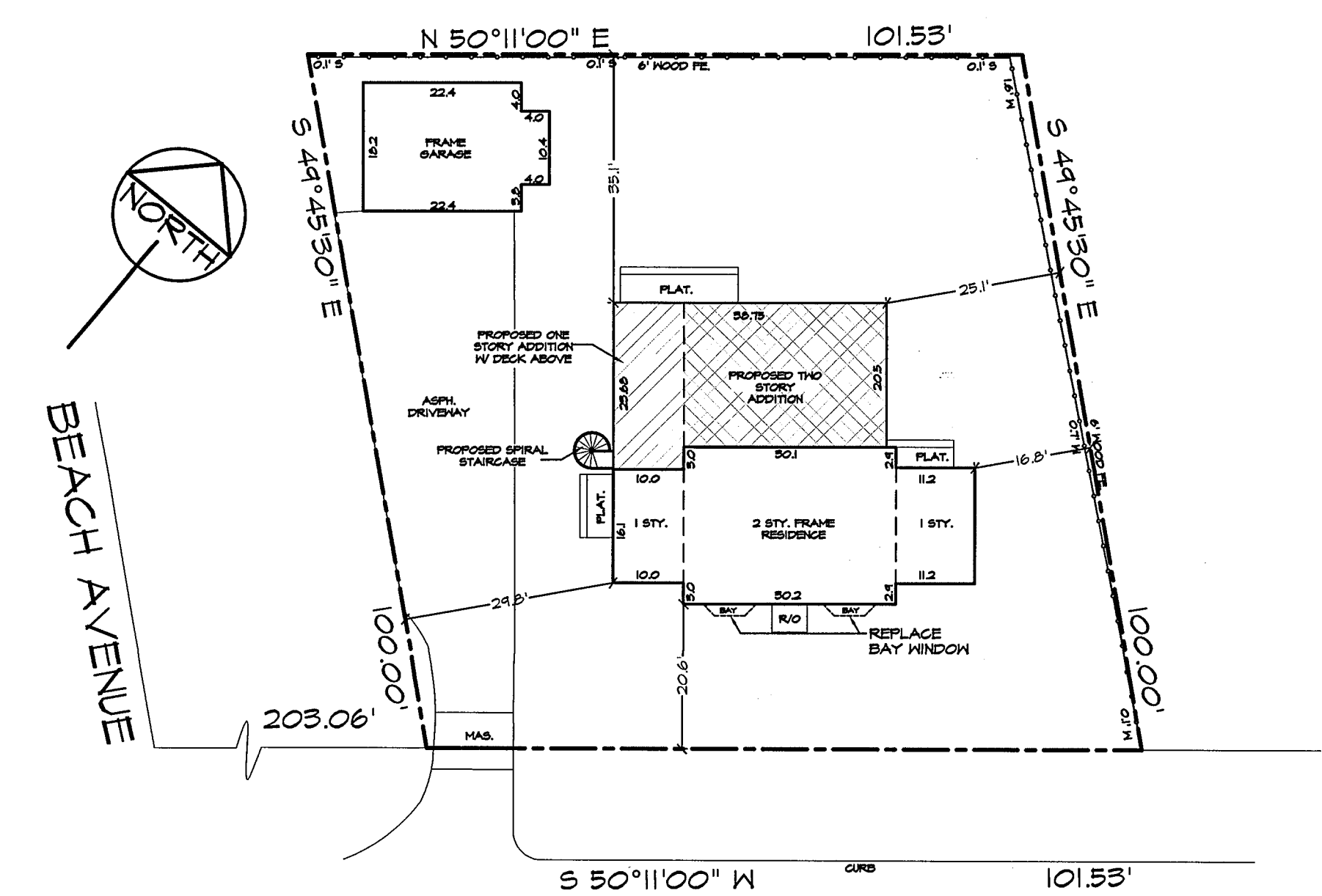
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



PLOT PLAN

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

ZONING INFORMATION
VILLAGE OF CENTRE ISLAND
SECTION 28 BLOCK 56 LOT(S) 10

ZONE: A-2 RES	REQUIRED	EXISTING	PROPOSED
LOT AREA	21,780 SQ.FT.	10,000 SQ.FT.	10,000 SQ.FT.
FRONTAGE	100.0 FT.	101.53 FT.	101.53 FT.
FRONT YARD	40 FT.	22.6 FT.	20.6 FT.
REAR YARD	25 FT.	55.1 FT.	25.1 FT.
SIDE YARD (MIN)	25 FT.	16.8 FT.	16.8 FT.
SIDE YARD (MIN)	25 FT.	24.8 FT.	24.8 FT.
BUILDING HEIGHT	32 FT.	30.6 FT.	30.6 FT.
LOT COVERAGE	30 %	14.7 %	22.44 %

F.A.R. CALCULATION

ZONE: A-2 RES	SQ. FOOTAGE
LOT AREA	10,000
1ST FLOOR	
EXISTING	1,020
PROPOSED	820
TOTAL	1,840
2ND FLOOR	
EXISTING	610
PROPOSED	340
TOTAL	1,260
TOTAL	3,100
EXISTING DETACHED GARAGE	450
EXISTING FRONT R/O	20
MAXIMUM FLOOR AREA = 2,000	
10,000 X 0.184 = 1,840 SF BUT NOT LESS THAN 2,000 SF	

- MALL KEY**
- EXIST TO BE REMOVED
 - EXIST TO REMAIN
 - NEW WOOD FRAME CNST
 - NEW POURED CONCRETE
 - 4"x4" POST UNLESS OTHERWISE NOTED
 - HOLD DOWN AS NOTED
 - HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
 - ⊗ 80 CFM FAN TO EXTERIOR
 - ⊙ HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP MIN 12" A.I.F.F. AS PER SECT. 1225.2 IRC CODE
 - * DENOTES EGRESS WINDOW



FRONT ELEVATION

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



SIDE ELEVATION

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



REAR ELEVATION

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



SIDE ELEVATION

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

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