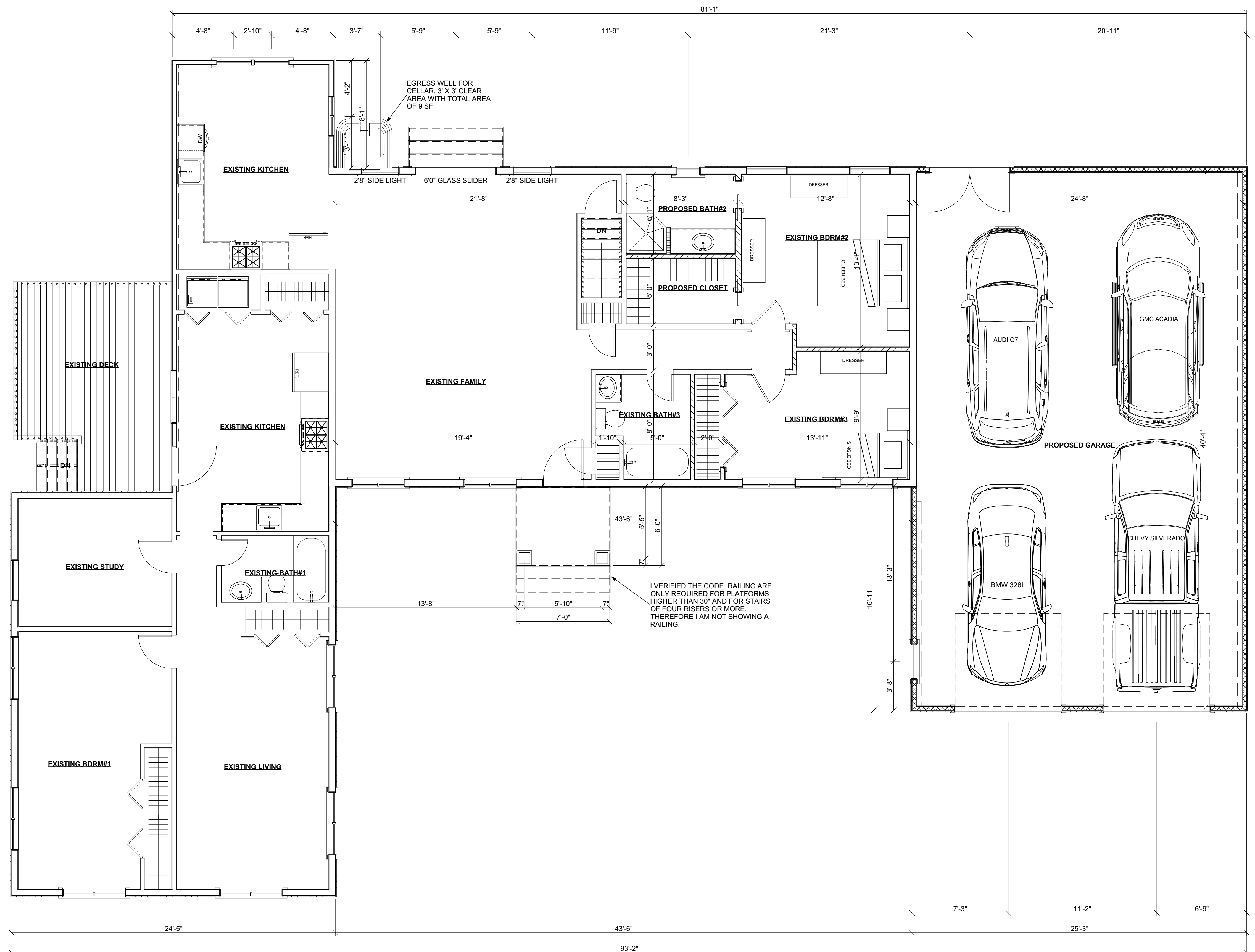


# RUSSO ONE STORY ADDITION

160 RADIO AVENUE, MILLER PLACE, NY, 11764, 516-578-2351

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NO.	DESCRIPTION	DATE
1	ISSUED FOR DESIGN APPROVAL.	10-1-18
2	ISSUED FOR DESIGN APPROVAL.	10-2-18

CAD File Name: RUSSO DESIGN 1.layout  
 Drawn By: Edward Koenig

Architect's Seal

**CARMELHILL ARCHITECTS**

www.CARMELHILL.COM

Architecture Firm:  
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 Email: CARMELHILL@optonline.net

Project Title:  
**RUSSO ONE STORY ADDITION**  
 JOSEPH & ADRIENNE RUSSO  
 160 RADIO AVENUE  
 MILLER PLACE, NY 11764  
 516-578-2351  
 DISTRICT 200, SECTION 168, BLOCK 8, LOT 3

Sheet Title  
**DESIGN FLOOR PLAN**

Drawing No.  
**A-2**

**RUSSO #2 - FIRST FLOOR DESIGN PLAN**

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

# RUSSO ONE STORY ADDITION

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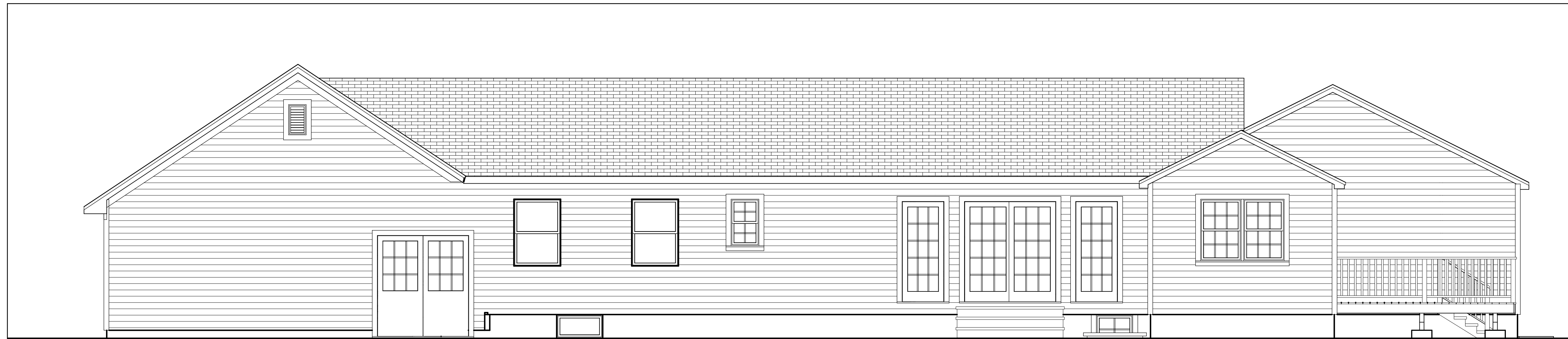
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Sheet Title  
**DESIGN ELEVATIONS**

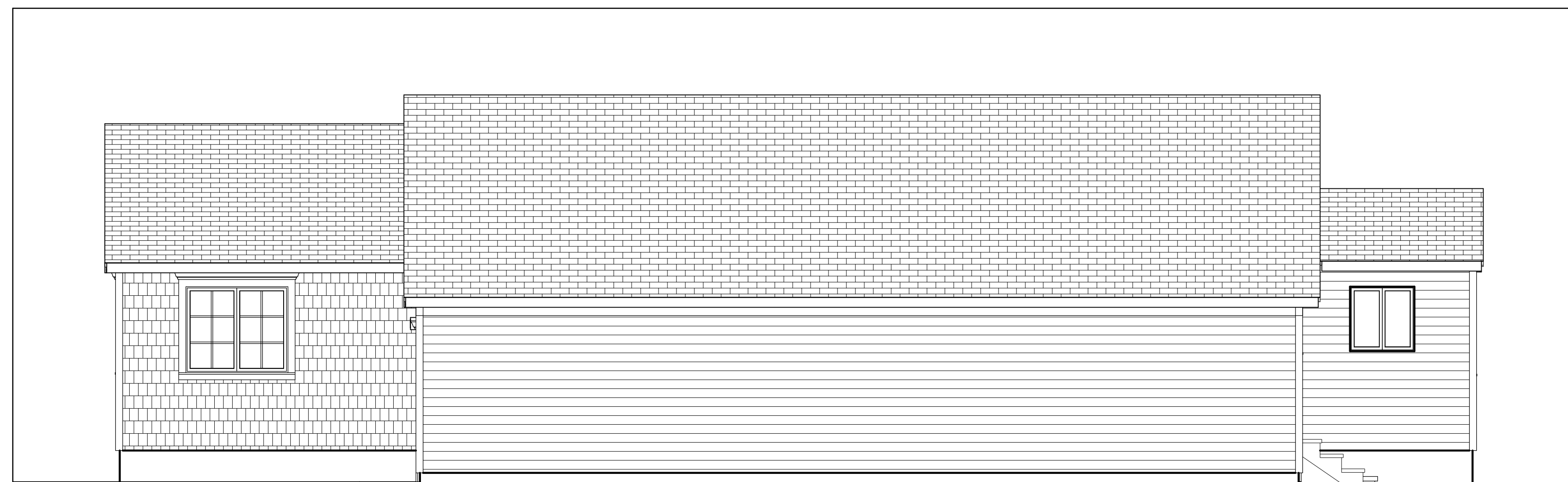
Drawing No.  
**A-2**



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



**REAR DESIGN ELEVATION**  
 SCALE: 1/4" = 1'-0"

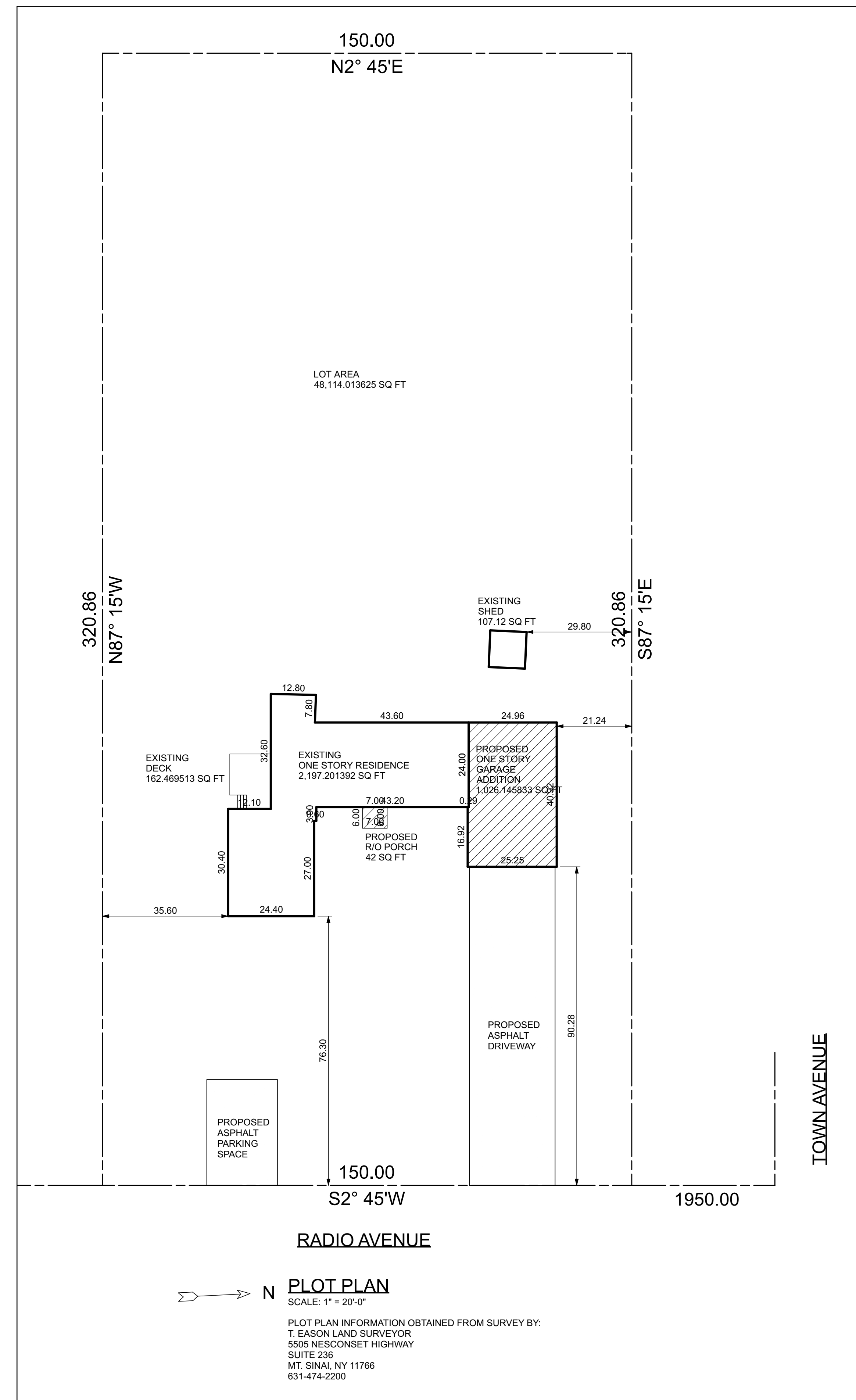


**RIGHT DESIGN ELEVATION**  
 SCALE: 1/4" = 1'-0"

# RUSSO ONE STORY ADDITION

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DISTRICT 200, SECTION 168, BLOCK 8, LOT 3

Sheet Title  
**EXTERIOR PERSPECTIVES**

Drawing No.  
**A-3**

AREA CALCULATIONS		
PROPERTY AREA:	48,129.00	SF
FLOOR AREA RATIO CALCULATIONS:		
EXISTING FIRST FLOOR	2,197.20	SF
EXISTING SHED#1	107.12	SF
PROPOSED ATTACHED GARAGE	1,026.14	SF
PROPOSED R/O PORCH	42.00	SF
TOTAL AREA:	3,372.46	SF
FLOOR AREA RATIO:	7.01%	%
LOT COVERAGE CALCULATIONS		
EXISTING FIRST FLOOR	2,197.20	SF
EXISTING SHED#1	107.12	SF
PROPOSED ATTACHED GARAGE	1,026.14	SF
PROPOSED R/O PORCH	42.00	SF
TOTAL AREA:	3,372.46	SF
LOT COVERAGE RATIO:	7.01%	%
ZONING REVIEW		
	REQUIRED	PROVIDED/PASS
MINIMUM ROAD FRONTAGE	175.00 AT 50.00	150.00 NO
MINIMUM BUILDING LOT	40000.00	48129.00 YES
FRONT SETBACK	50.00	76.30 YES
SIDE SETBACK ONE	25.00	36.60 YES
SIDE SETBACK TWO	25.00	21.24 NO
AGGREGATE SIDE SETBACK	75.00	56.84 NO
REAR SETBACK	60.00	175.48 YES
HEIGHT IN STORIES	2-12	1 YES
HEIGHT IN FEET	35.00	18.50 YES
MAXIMUM FLOOR AREA RATIO	15.00%	7.01% YES

Plot Plan  
SCALE: 1" = 20'-0"

PLOT PLAN INFORMATION OBTAINED FROM SURVEY BY:  
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SUITE 236  
MT. SINAI, NY 11766  
631-474-2200